Development Projects
Central Core Area
January, 1988

City of Toronto Planning and Development Department
Robert E. Millward, Commissioner

Volume XI
$5.00

88-02885/

COVER:

B C E PLACE -
Viewed from the intersection of Yonge Street and Wellington Street West. This development will include thirteen restored historic buildings.

DEVELOPER -
B C E Development Corporation

ARCHITECT -
Bregman + Hamann Architects

Development Projects in the Central Core Area

Projects

- Current project (from application date to construction) in the Central Core of the City of Toronto, shown on maps included in this booklet and on the "Development Projects in the Central Core" display map.
- Projects with six or more dwelling units and/or 1,000 square metres or more non-residential floor area.
- Updated at six month intervals.

Information

This publication is not a legal document. It is for general information only.

Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (392-7600). The Central Core Area is subject to Development Control By-law No. 239-86.

Figures

Taken from current applications with:

- **Site Area**
- **Floor Area** - includes all floor areas above and below ground within the outside walls. Only major components listed
- **Number of Residential Units** - as proposed
- **UPH** (dwelling units per hectare (10,000 square metres))
- **Residential Density** - residential use only (alternative to uph)
- **N/R (Non-Residential) Density** - excludes residential, below grade parking and utility uses from density calculation
- **Total Density** - combination of residential and non-residential density
- **Parking Spaces** - as proposed
- **Height** - metres and storeys, as proposed
- **Loading Docks** - as proposed

The information on the projects listed is general. For details of a particular project please call the area planner listed for the project, or Bruce Gray, Research and Information Section (392-7185).

This publication may be purchased at the City Hall Resource Centre on the main floor, or call 392-7410 for mail delivery.

To purchase the "Development Projects in the Central Core" display map only, in black and white or colour, call the Graphics Section at 392-7367.

References

Appl.	Application
C. of A.	Committee of Adjustment
Dev. Agree.	Development Agreement
F.D.	Financial District
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial/Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial/Residential Area
LDRA	Low Density Residence Area
L.U.C.	Land Use Committee
MDMCRA	Medium Density Mixed Commercial/Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
R	Residential
N/R	Non-Residential
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
Other	Miscellaneous servicing areas, or unspecified by applicant
sq.m.	Square Metres
UPH	Units per Hectare

Development Projects in the Central Core Area

(Projects listed below are shown on the following Maps I, II and III)

Address and Convenience Name	Proposed Use	Map	Map Reference Number
67-87 Avenue Road	mixed use	I	5
111 Avenue Road	office	I	77
165-171 Avenue Road	office	I	23
10 Bay Street Waterpark Place	mixed use	III	3
11 Bay Street, east part World Trade Centre	mixed use	I	39
159-199 Bay Street BCE Place	office, retail	III	92
222-232 Bay Street Old Stock Exchange building	mixed use	III	80
304, 320 Bay Street Canada Permanent Mortgage	office	III	56
401 Bay Street, 126-130 Yonge Street, 16-36 Adelaide Street West (Markborough-Trizec)	office, retail, hotel	III	2
655 Bay Street	mixed use	II	27
712-730 Bay Street	office, retail	II	63
715 Bay Street (College Park Phase 2)	residential	II	40
748 Bay Street (senior citizens housing)	residential	II	41
767 Bay Street (College Park Phase 3)	office, retail	II	40
770 Bay Street	mixed use	II	70
800 Bay Street	office, retail	III	25

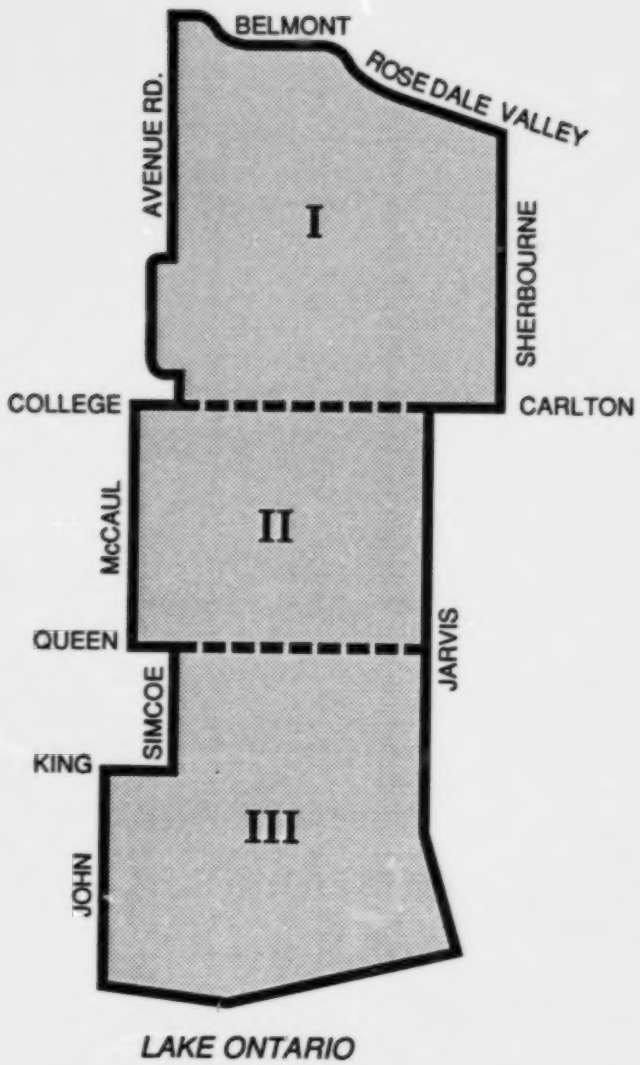
Address and Convenience Name	Proposed Use	Map	Map Reference Number
1001 Bay Street	mixed use	I	30
2 Bloor Street East Hudson Bay - Plaza II complex	residential, hotel	I	14
31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan Street, 20 Charles Street East, 20-30 Asquith Avenue, and 830 Church Street)	office, retail, housing, PAT garage	I	10
175, 227 Bloor Street East	office	I	6
400 Bloor Street East	mixed use	I	17
55 Bloor Street West Manulife Centre	mixed use	I	15
96, 100 Bloor Street West University Theatre project	hotel, movie theatre and retail	I	13
21 Carlton Street	mixed use	II	42
27 Carlton Street	office, retail	II	67
172 Carlton Street	residential	I	44
108 Chestnut Street	mixed use	II	82
1 Church Street	parking garage	I	99
491, 495 Church Street	commercial	I	35
625 Church Street Traders Insurance	mixed use	I	24
30, 34 College Street	mixed use	I	29
40 College Street Police Headquarters	institutional	I	31
17 Davenport Road	mixed use	I	8
29, 39, 45 Davenport Road Stone Church	mixed use	I	7
209, 213, 217, 225 Davenport Road	mixed use	I	1
1 Dundas Street West	office, retail, hotel	II	11
77 Front Street East	hotel	III	87

Address and Convenience Name	Proposed Use	Map	Map Reference Number
1 Front Street West	office	III	83
230 Front Street West Canadian Broadcasting Corporation Centre	mixed use	III	64
50, 56 Gerrard Street East	mixed use	II	47
96 Gerrard Street East Neill-Wycik Co-operative	residential	II	33
33, 43 Gerrard Street West	hotel expansion	II	59
17 Gould Street	garage, retail	II	62
9 Grenville Street	mixed use	I	18
77, 99 Harbour Square	residential	III	66
20, 60 Harbour Street World Trade Centre	mixed use	III	39
54, 54A, 60-80 Homewood Avenue	residential	I	36
272 Jarvis Street	mixed use	II	69
300-308 Jarvis Street	residential	II	45
314 Jarvis Street	office	II	46
400, 404, 406 Jarvis Street National Ballet School	institutional	I	37
440 Jarvis Street	institutional	I	51
460 Jarvis Street	mixed use	I	74
506 Jarvis Street	office, industrial	I	68
70, 92 King Street East	mixed use	III	89
101 King Street East	mixed use	III	90
26-44 King Street West Scotia Plaza	office, retail	III	53
255-275 King Street West Marathon Downtown West	office, retail	III	54
77 Lombard Street	mixed use	I	26
95 Lombard Street	mixed use	III	72

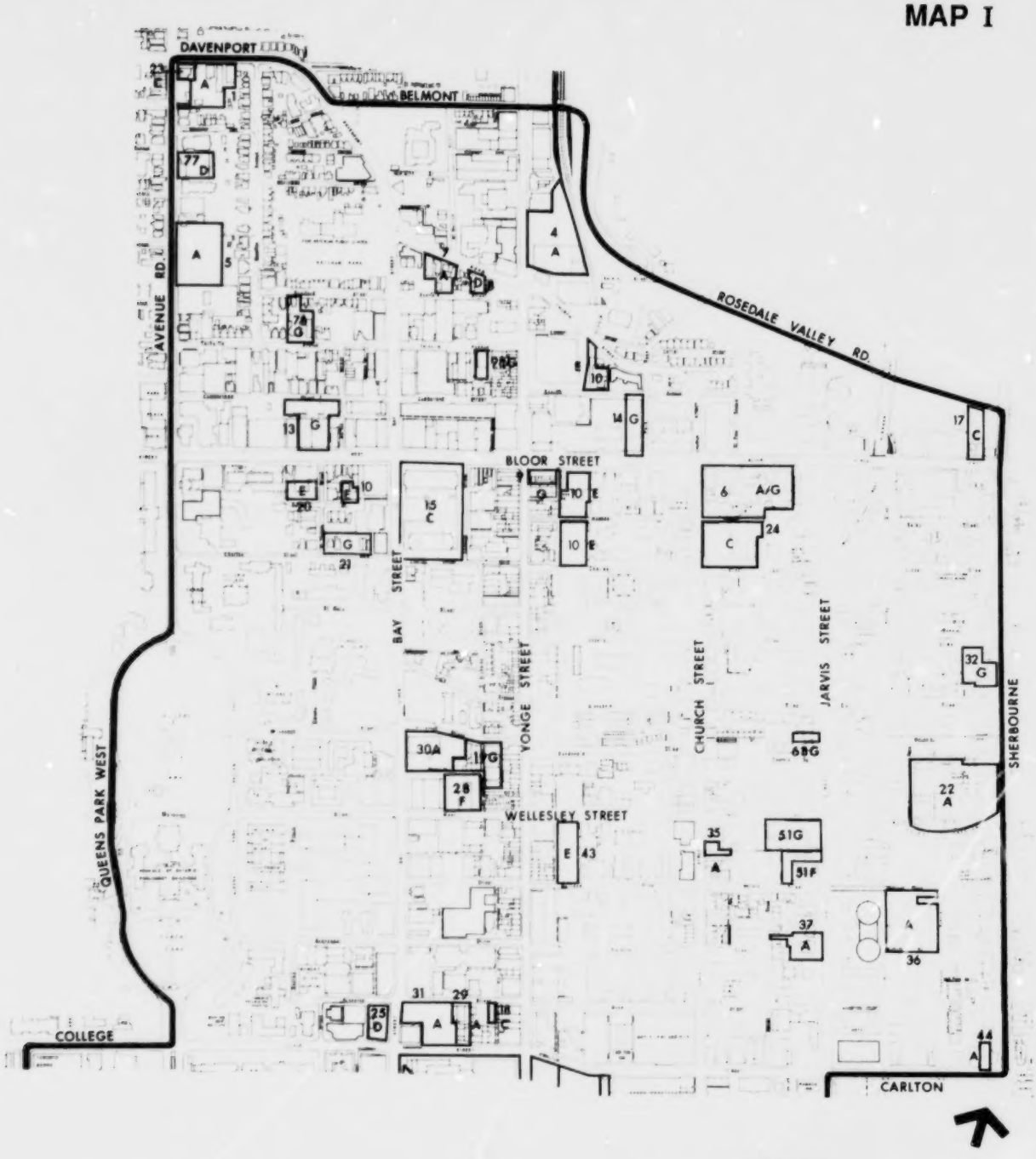
Address and Convenience Name	Proposed Use	Map	Map Reference Number
110 Lombard Street	restaurant	I	75
29 McCaul Street	residential	II	91
35, 37 McCaul Street	institutional	II	100
30 Mutual Street, 88 Queen Street East (whole block)	mixed use	II	81
49 Mutual Street	office, retail	II	12
81-87 Mutual Street	residential	II	50
10 Phipps Street	mixed used	I	19
129 Queen Street East	office, retail	III	85
174-176 Queen Street West	daycare, commercial	II	84
219 Queens Quay West	institutional	III	38
25 Richmond Street East	mixed use	III	86
132, 142 St. Patrick Street	office	II	65
1 St. Thomas Street	residential	I	21
16 St. Thomas Street Windsor Arms Hotel	hotel	I	20
540 Sherbourne Street	office	I	32
73 Simcoe Street	residential	III	34
172-190 Simcoe Street	office	II	79
248 Simcoe Street	residential	II	93
25, 45 The Esplanade	mixed use	III	52
75 The Esplanade	office	III	88
154 University Avenue	office, retail	III	57
393, 401 University Avenue	office, retail	II	94
434, 444, 454 University Avenue	office, retail	II	93
525 University Avenue	office, retail	II	49
555 University Avenue	hospital	II	61

Address and Convenience Name	Proposed Use	Map	Map Reference Number
277 Victoria Street	office	II	73
15 Wellesley Street East	mixed use	I	43
160 Wellesley Street East Wellesley Hospital	institutional	I	22
22, 24, 26 Wellesley Street West	mixed use	I	28
120 Wellington Street West	office	III	71
123, 125 Wellington Street West	mixed use	III	58
85-107 Yonge Street	office, retail	II	95
100 Yonge Street	office, retail	III	60
141-149 Yonge Street	office, retail	I	96
163-171 Yonge Street	mixed use	III	48
173-185 Yonge Street	office, retail	I	97
189 Yonge Street	mixed use	II	76
437-441 Yonge Street	office, retail	II	16
729 Yonge Street	office, retail	I	9
837 Yonge Street Canadian Tire Store	retail	I	4
60 York Street Strathcona Hotel	hotel, residential	III	55
11 Yorkville Avenue	mixed use	III	98
92, 100 Yorkville Avenue	mixed use	I	78

KEY MAP


BELMONT
ROSEDALE VALLEY
AVENUE RD.
I
SHERBOURNE
COLLEGE
CARLTON
McCAUL
II
QUEEN
JARVIS
SIMCOE
KING
III
JOHN
LAKE ONTARIO

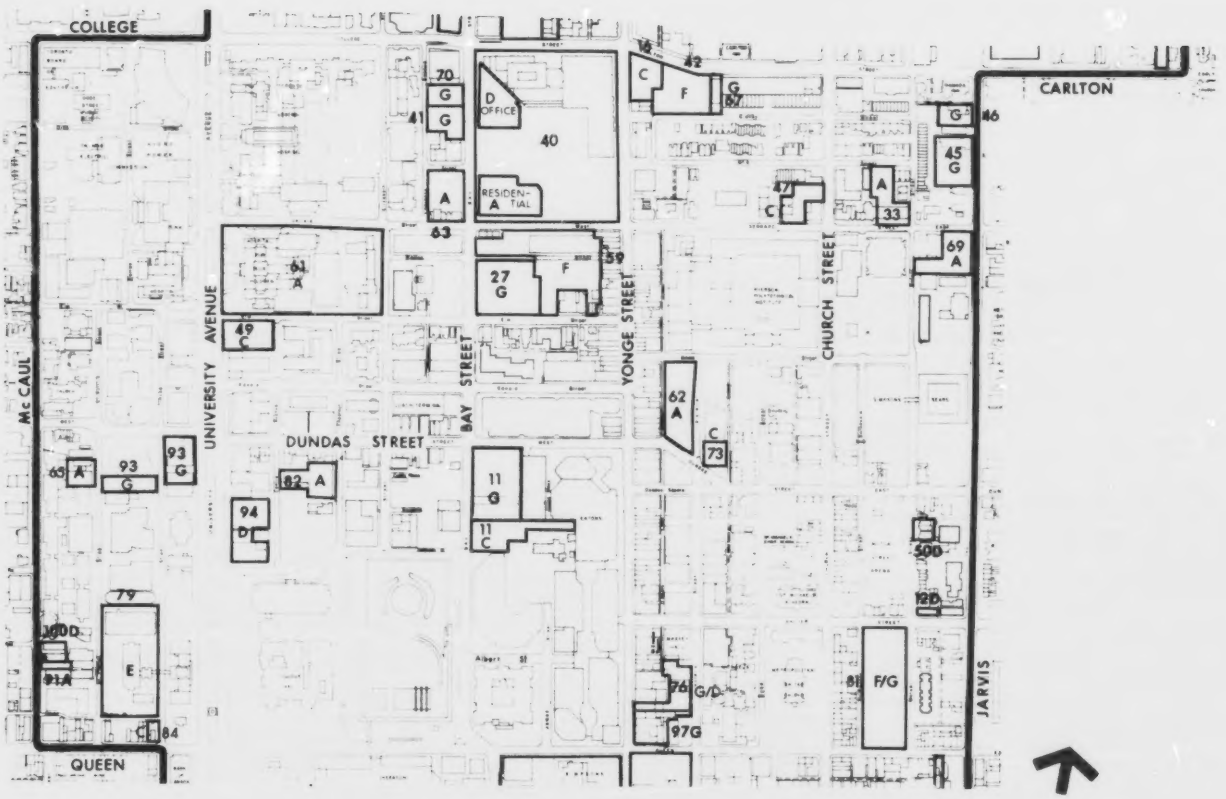
MAP I



LEGEND

A	UNDER CONSTRUCTION
B	BUILDING PERMIT APPLICATION
C	DEVELOPMENT REVIEW REPORT APPROVED BY COUNCIL / COMMISSIONER
D	DEVELOPMENT REVIEW APPLICATION
E	SITE SPECIFIC BY-LAW APPROVED BY O.M.B. / MINISTER, OR CERTIFIED
F	SITE SPECIFIC BY-LAW APPROVED BY COUNCIL
G	O.P.A. AND / OR REZONING APPLICATION

MAP II



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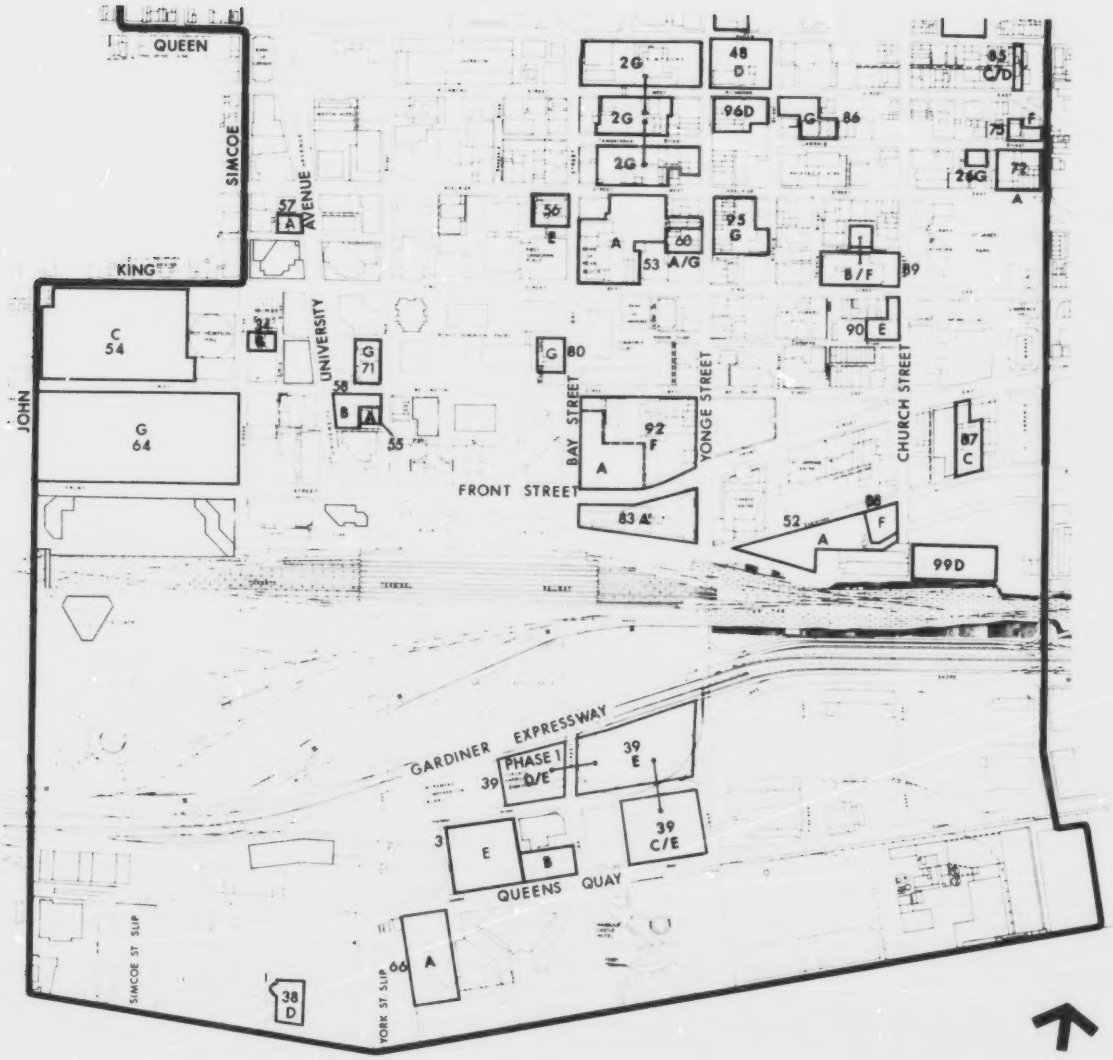
MAP III



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- G — O.P.A. AND / OR REZONING APPLICATION

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387004
Date of Application: January 6, 1987
Date of Revision: March 6, 1987

Confirmed Municipal Address: 67-87 Avenue Road
Nearest Intersection: e/s north of Bloor Street West

Project Description: Mixed use development comprising retail and residential uses connected to the Hazelton Lanes project.

Applicant: York Hannover Develop. Ltd.
Address: 2 First Canadian Place
Phone: 864-0164

Agent: Berridge Lewinberg
Address: 800 - 133 Richmond W.
Phone: 364-9004

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 8980.0 m2 Frontage: irregular Depth: 110.4 m

Total:	43274.0	m2
Ground Floor:	6760.0	m2
Residential:	18042.0	m2
Non-Residential:	15545.0	m2

Height: Storeys: 7
Metres: 30.22

	Indoor	Outdoor
Parking Spaces:	293	
Loading Docks:		

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	30
2 Bedroom:	48
3 Bedroom:	2
Total:	80

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	12792.0 m2	
Retail:	15545.0 m2	
Other:	895.0 m2	
Parking & Loading:		14042.0 m2

DENSITY

Residential Density: 1.4
Non-Residential Density: 1.6

Total Density: 3.0

COMMENTS:

Status: Under Construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387264
Date of Application: November 18, 1987
Date of Revision:

Confirmed Municipal Address: 111 Avenue Road
Nearest Intersection: east side north of Boswell Avenue

Project Description: An addition to an existing commercial building for commercial use

Applicant:	111 Avenue Road Limited	Agent:	Diamond, Fairbairn & Steinberg
Address:	1700 - 2 St. Clair Ave. E.	Address:	300 - 111 Richmond W.
Phone:	366-0744	Phone:	366-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0 m
Site Specific Provision: 136-81

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4107.9 m2
Frontage: 49.4 m
Depth: 83.6 m

Height: Storeys: 8 + 3 basements

Total: 15753.0 m2
Ground Floor: 1881.5 m2
Residential: none
Non-Residential: 13997.2 m2

Parking Spaces:	Indoor	Outdoor
	54	43

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	12521.6 m2	
Retail:	280.3 m2	923.7 m2
Services:	119.5 m2	152.1 m2
Parking & Loading (at)	998.7 m2	1755.8 m2

DENSITY

Non-Residential Density: 3.4

Total Density: 3.4

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: S. Sane Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387092
Date of Application: April 13, 1987
Date of Revision:

Confirmed Municipal Address: 165,169,171 Avenue Road
Nearest Intersection: s/e corner of Avenue Rd. & Davenport Rd.

Project
Description: Six-storey office building with grade-related retail

Applicant: Dakotaland Corp.
Address: 65 Queen Street West
Phone: 362-6399

Agent: Stone,Kohn,McQuire,etc.
Address: 400 - 100 Front St. E.
Phone: 363-3000

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U100
Height Limit: 22.05
Site Specific Provision: none

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5744.0 m2 (Phases I & II)
Site Area: 885.1 m2 (Phase II)

Frontage: 25.8 m
Depth: 33.4 m

Total:	4223.3 m2
Ground Floor:	647.8 m2
Residential:	none
Non-Residential:	4223.3 m2

Height: Storeys: 6 + basement
Metres: 22.05

	Indoor	Outdoor
Parking Spaces:	17	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	2816.0 m2	
Retail:	647.8 m2	
Parking & Loading:		759.5 m2

DENSITY

Non-Residential Density: .6
Total Density: .6

COMMENTS

Phase II of application 385129, 225 Davenport Rd. Density measured in relation to combined site for 165, 169, 171 Avenue Rd (application #387092) and 225 Davenport Rd (application #385129)

Status: Application approved by Council on January 11, 1988

Data Valid: January 11, 1988
Planner: Midtown
Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386189
Date of Application: October 6, 1986
Date of Revision:

Confirmed Municipal Address: 10 Bay Street
Nearest Intersection: n/e corner of Bay St and Queens Quay West

Project
Description: Phase II of Waterpark Place. Office, retail building.

Applicant: Campeau Corporation
Phone: 868-6460

Agent: Bregman & Hamann
Phone: 596-2299

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Central Harbour
Zoning District: C1 V2
Height Limit:
Site Specific Provision: 503-84, 504-84, 506-84, 507-84, 508-84

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15782.2 Frontage: 88.0 Depth: 181.0

Total Floor Area: 41743.0 m2 Height: Storeys: 35 + 3 basements

	Indoor	Outdoor
Parking Spaces:	138	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31363.0 m2	
Retail:	767.0 m2	
Storage:	921.0 m2	
Util & Serv:	3469.0 m2	
Parking & Loading:		5223.0 m2

DENSITY

Total Density: Site Specific By-law 508-84

COMMENTS:

Rezoning application. 1629 for this site is for a density transfer proposal with the Bank of Nova Scotia project (44 King St. W). It is subject to a C. of A. application.

Status: Development Review and Building Scheme Agreement approved by Council on March 23, 1987

Building Permit issued on December 30, 1987

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION:

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387068
Date of Application: April 1, 1987
Date of Revision: July 27, 1987

Confirmed Municipal Address: 11 Bay Street (east part)
Nearest Intersection: n/w corner of Queens Quay W and Yonge St.

Project
Description: Two condominium towers on podium (World Trade Centre)

Applicant: The Camrost Group
Address: 900 - 4950 Yonge St.
Phone: 222-3208

Agent: Blott, Fejer, Felka
Address: 400 - 150 York St.
Phone: 364-7707

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre Part II
Zoning District: C.1 L0.5
Height Limit:
Site Specific Provision: By-law No. 42-87

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9795.3 m2 Frontage: 91.1 m Depth: irregular

Total Floor Area: 99878.3 m2
Ground Floor: 2697.4 m2
Residential: 64337.8 m2
Non-Residential: 35540.5 m2

Height: Storeys: 37 + 3 basements
Metres: 110.0

	Indoor	Outdoor
Parking Spaces:	683	

DWELLING UNITS

Tenure: Condominium

Bachelors:	32
1 Bedroom:	434
2 Bedroom:	234
Total:	700

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	64337.8 m2	
Retail:	2337.4 m2	
Parking & Loading:		27312.6 m2
Res. Recr.:	5890.5 m2	

DENSITY:

Site Plan By-law 42-87

COMMENTS:

See also 20,60 Harbour Street, Application No. 1773

Status: Development Review Application approved by Council on October 5, 1987. Approval amended by Council on December 14, 1987

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385106
Date of Application: September 23, 1985
Date of Revision:

Confirmed Municipal Address: 159, 181, 189, 197 Bay Street
26, 32 Front Street West
Nearest Intersection: n/w corner of Bay St. and Front St. W

Project
Description: Office building with retail.

Applicant: BCE Development Group
Address: 3850 Bank Tower T-D Centre
Phone: 369-2300

Agent: Goodman & Goodman
Phone: 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 8070.0 m2
Total Floor Area: 86600.0 m2

Height: Storeys: 31

	Indoor	Outdoor
Parking Spaces:	290	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	60600.0 m2	
Retail:	3200.0 m2	
Parking & Loading:		12500.0 m2
Other:	9900.0 m2	
Ped. Walkway	.400.0 m2	

DENSITY

Non-Residential Density: 7.9

Total Density: 7.9

COMMENTS:

Previous rezoning application 1835 refused. This application is proceeding concurrently with appl. 1986 for BCE Place and is part of the first phase of the proposed BCE Place development.

Status: Under construction (revised proposal approved by Council on December 14, 1987 under Application No. 1986

Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1986a
Date of Application: March 30, 1987
Date of Revision: November 30, 1987

Confirmed Municipal Address: 159,181,189,197,199 Bay Street and 30,32,36,38,40,42,44 Yonge Street; 1,3,5,9,11,15,21,25,27 Wellington Street W; 10,20,26,32 Front Street West

Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A complex with below grade facilities and incorporating some historical buildings - Phase I

Applicant:	BCE Development Corporation	Agent:	Goodman and Goodman
Address:	3850 Bank Tower, T-D Centre	Address:	3000 - 20 Queen St. W.
Phone:	369-2300	Phone:	979-2211

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	Site Specific
Site Specific Provision:	44-88
Historical Status:	see Comments
Site Plan Control:	239-86

PROJECT INFORMATION

Phases I & II

	Phase I	Phase II
Site Area: 21815.0 m2 Height: Storeys:	53 + 5 basements	43 + 5 basements
Metres:	234.8	215.0

Total:	181701.9 m2
Ground Floor:	5547.1 m2
Residential:	none
Non-Residential:	132382.7 m2

	Indoor	Outdoor
Parking Spaces:	645	
Loading Docks:	8	

DWELLING UNITS
None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	2016.4 m2	
Office:	121285.3 m2	
Retail:	3135.4 m2	5945.6 m2
Ped. Walkway:	981.0 m2	131.9 m2
Services:	9122.8 m2	4064.4 m2
Parking & Loading:		35019.1 m2

DENSITY
(Phases I & II)
Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

30,36,38,40,42,44 Yonge St., 1,3,5,7,9,11,15 Wellington St. W. and 20 Front St. W. are designated and to be retained. See also Application 385106. Part II Official Plan will allow 12 times density for public benefits.

Status: Application approved by Council, December 14, 1987.
Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1986b
Date of Application: March 30, 1987
Date of Revision: November 30, 1987

Confirmed Municipal Address: 159,181,189,197,199 Bay Street; and 30,32,36,38,40,42,44 Yonge Street; 1,3,5,9,11,15,21,25,27 Wellington Street W; 10,20,26,32 Front Street West

Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A complex with below grade facilities and incorporating some historical buildings - Phase II

Applicant: BCE Development Corporation
Address: 3850 Bank Tower, T-D Centre
Phone: 369-2300

Agent: Goodman and Goodman
Address: 3000 - 20 Queen St. W.
Phone: 979-2211

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Site Specific Provision: 44-88
Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Phases I & II

Site Area: 21815.0 m2

Height:	Phase I	Phase II
Storeys:	53 + 5 basements	43 + 5 basements
Metres:	234.8	215.0

Total:	165581.9 m2
Ground Floor:	6776.6 m2
Residential:	none
Non-Residential:	129409.0 m2

	Indoor	Outdoor
Parking Spaces:	770	
Loading Docks:	7	

DWELLING UNITS
None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:		3251.5 m2
Office:	118089.6 m2	
Retail:	4881.4 m2	3186.5 m2
Ped. Walkway:	4122.0 m2	1505.0 m2
Services:	1797.1 m2	2037.3 m2
Parking & Loading:		32338.5 m2

DENSITY
(Phases I & II)
Non-Residential Density: 12.0
Total Density: 12.0

COMMENTS

30,36,38,40,42,44 Yonge St., 1,3,5,7,9,11,15 Wellington St. W. and 20 Front St. W. are designated and to be retained. Part II Official Plan will allow 12 times density for public benefits.

Status: Application approved by Council, December 14, 1987.
Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2005
Date of Application: June 6, 1987
Date of Revision:

Confirmed Municipal Address: 222,226,230,232 Bay Street and part of Mincing Lane closed
Nearest Intersection: w/s north of Wellington St. W

Project Description: Office building to incorporate a design exchange in the old Toronto Stock Exchange

Applicant: Toronto-Dominion Centre
Address: 5500 T-D Tower
Phone: 982-8222

Agent: Goodman & Goodman
Address: 3000 - 20 Queen St. W.
Phone: 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit:
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2053.8 m2 Frontage: 50.5 m Depth: irregular

Total:	51252.2 m2
Ground Floor:	1693.4 m2
Residential:	none
Non-Residential:	51252.2 m2

Height: Storeys: 31 + 3 basements
Metres: 133.5

	Indoor	Outdoor
Parking Spaces:	48	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3834.9 m2	
Office:	46332.2 m2	
Retail:		526.8 m2
Parking & Loading:		558.3 m2

DENSITY

Non-Residential Density: 11.9 Total Density: 11.9

COMMENTS:

232 Bay Street, the old Toronto Stock Exchange, is designated.

Status: Final Report, August 15, 1987

Data Valid: December 31/87 Planner: Paula Dill Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1839
Date of Application: April 22, 1985
Date of Revision: December 6, 1985

Confirmed Municipal Address: 304, 320 Bay Street
Nearest Intersection: s/w corner of Bay St. and Adelaide St. W

Project
Description: Addition to office building.

Applicant: BCE Realty Inc.
Address: 3850 Bank Tower, T-D Centre
Phone: 369-2300

Agent: Blake, Cassels & Graydon
Phone: 863-2788

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District, Sec. 11.29
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 34-76

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2100.0 m2
Total Floor Area: 21000.0 m2

Height: Storeys: 19

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28800.0 m2	
Storage:	900.0 m2	
Other:	1300.0 m2	

DENSITY

Non-Residential Density: 13.8

Total Density: 13.8

COMMENTS:

320 Bay Street is designated

Status: Approved by Ontario Municipal Board

Data Valid: December 31/87 Planner: P. Dill Phone: 392-7862

APPLICATION

Development Review:	x	Application Number:	2304
Rezoning:	x	Date of Application:	October 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 401 Bay Street, 126,130,134,176 Yonge Street, 16,22,28,34,36 Adelaide Street West, 11,14,15,16,17,18,20,22,35 Temperance Street, 19,25,39,45 Richmond Street West
The private lane east of Bay Street, extending south of Richmond Street West; the portion of the private lane to the north of premises 14 to 22 Temperance Street; and parts of the public lanes in the block south of Temperance Street and west of Yonge Street

Nearest Intersection: Blocks bounded by Queen, Bay, Adelaide and Yonge streets

Project Description: Retail/office/hotel complex

Applicant:	Markborough Properties Ltd. Trizec Equities Ltd.	Agent:	Blake,Cassels & Graydon
		Address:	Box 25, Commerce Crt. W
Phone:		Phone:	863-2400

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U480
Height Limit:	
Site Specific Provision:	
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 24339.8 m2 Height: Storeys: 53 (office) 23 (hotel)
Metres: 77 (office) 196. (hotel)

	Indoor	Outdoor
Parking Spaces:	1000	

DWELLING UNITS
None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	146317.5 m2	
Retail:	19509.0 m2	
Hotel:	24432.7 m2	

DENSITY

Existing and additional retail, hotel and office

Non-Residential Density: 12 Total Density: 12

COMMENTS

17 Temperance Street (Aikenhead building) and 45 Richmond Street are listed, part of Simpson's store is designated

Status: Application Received, October 15, 1987

Data Valid December 31/87 Planner: P. Dill Phone: 392-7862

APPLICATION

Development Review:	x	Application Number:	2047
Rezoning:	x	Date of Application:	December 22, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 655 Bay St., 55,63,67, & 73 Walton St.
Nearest Intersection: east side of Bay, between Elm & Walton sts.

Project
Description: A 33-storey mixed commercial/residential complex

Applicant:	Minto Construction Ltd.	Agent:	Shibley, Righton & McCutcheon
Address:	20 Dundas St. W.	Address:	401 Bay Street
Phone:	977-7098	Phone:	363-9381

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U400
Height Limit:	76.0 m
Site Specific Provision:	
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6648.2 m2	Height: Storeys:	33 + 3 basements
Frontage:	73.7 m	Metres:	93.2
Depth:	irregular		
Total:	86317.0 m2		
Ground Floor:	4112.0 m2		Indoor / Outdoor
Residential:	30704.0 m2	Parking Spaces:	394
Non-Residential:	29899.0 m2	Loading Docks:	9

DWELLING UNITS

Tenure: Condominium

Bachelors:	62
1 Bedroom:	310
2 Bedroom:	62
Total:	434

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	30704.0 m2	
Office:	26715.0 m2	
Retail:	3184.0 m2	
Parking & Loading:		19800.0 m2
Recreation:	5914.0 m2	

DENSITY

Residential Density:	5.5	Total Density:	10.0
Non-Residential Density:	4.5		

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387133
Date of Application: June 1, 1987
Date of Revision:

Confirmed Municipal Address: 712,714,716,720,724,728,730 Bay St. & 68,70,74,76,80,84 Gerrard St. W. & 11,17 La Plante Ave. & 63,65 Hayter St.
Nearest Intersection: n/w corner of Bay St. and Gerrard St. W.

Project Description: To construct a new office building and to renovate existing historical buildings

Applicant: Richlore Construction Ltd.
Address: 3625 Dufferin St.
Phone: 635-7520

Agent: Robert Truman & Assoc.
Address: 76 Richmond St.
Phone: 366-8919

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 485-87

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2931.6 m2 Frontage: 67.4 m Depth: 45.9 m

Total:	25081.6 m2
Ground Floor:	1100.0 m2
Residential:	none
Non-Residential:	25081.6 m2

Height: Storeys: 10 + 2 basements
Metres: 39.3

	Indoor	Outdoor
Parking Spaces:	83	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	19748.0 m2	
Retail:	717.0 m2	
Parking & Loading:		4616.6 m2

DENSITY

Non-Residential Density: 6.99 Total Density: 6.99

COMMENT

68,70,74,76,84 Gerrard Street West are designated

Status: Under Construction

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386066
Date of Application: April 10, 1986
Date of Revision:

Confirmed Municipal Address: 715 Bay Street (includes 44 Gerrard St.W)
Nearest Intersection: n/e corner of Bay St. and Gerrard St. W

Project Description: Residential development (College Park Phase 2 of 3 phases)

Applicant: Tor. College St. Centre
Phone: 597-0126

Agent: Blake, Cassels & Graydon
Phone: 863-2946

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.43
Zoning District: CR L4.5 U480
Height Limit: 76.0, 18.0
Site Specific Provision: 840-78 as amended

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total Floor Area: 72000.0 m2

Height: Storeys: 20, 20, 18

	Indoor	Outdoor
Parking Spaces:	359	

DWELLING UNITS

Tenure: Condominium

Bachelors:	116
1 Bedroom:	84
2 Bedroom:	344
Total:	544

FLOOR AREA BREAKDOWN

(Phase 2 Residential Addition only)

Land Use	Above Grade	Below Grade
Residential:	55440.0 m2	
Retail:	1300.0 m2	
Parking & Loading:		15400.0 m2

DENSITY

Total Density: Site Specific By-law 840-78

COMMENTS:

Status: Under construction

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.:
Application Number: 1956a
Date of Application: November 14, 1986
Date of Revision:

Confirmed Municipal Address: 748 Bay Street (includes 748, 760)
Nearest Intersection: west side south of College Street

Project
Description: Twenty-five storey residential building

Applicant: Richlore Construction
Phone: 635-7520
Agent: R. Truman & Assoc.
Phone: 366-8919

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, 11.161
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1688.0 m2
Frontage: 41.6 m
Depth: irregular

Total Floor Area: 30099.2 m2
Ground Floor Area: 698.2 m2
Height: Storeys: 25 + basement

	Indoor	Outdoor
Parking Spaces:	152	142

DWELLING UNITS

Tenure: condominium

Bachelor	24
1 bedroom	168
2 bedroom	48
total	240

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	23355.0 m2	
Retail:	277.0 m2	
Parking & Loading:		6567.0 m2

DENSITY

Residential Density: 13.8
Non-Residential Density: 0.16
Total Density: 13.96

COMMENTS:

This application is to amend Application 1720, approved by Council on November 12, 1984, for a 320 unit senior citizens apartment building to permit a 240 unit condominium apartment building

Status: Application received

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385171a
Date of Application: December 20, 1985
Date of Revision: September 15, 1987

Confirmed Municipal Address: 767 Bay Street (convenience address for 444 Yonge Street)
Nearest Intersection: west side of Bay St. south of College St.

Project Description: A 30-storey office tower (College Park Phase 3 of three phases)

Applicant: Toronto College St. Cr. Ltd.
Address: 1900 - 777 Bay Street
Phone: 597-0126

Agent: Blake Cassels Graydon
Address: 26th Floor, Commerce Crt
Phone: 863-2946

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA Sec. 11.43
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: OP Sec. 11.43, By-law 840-78

Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 31054.6 m2
Frontage: 153.0 m
Depth: irregular

Height: Storeys: 30 + 4 basements
Metres: 112.5

Total: 66844.7 m2
Ground Floor: 2156.1 m2
Residential: none
Non-Residential: 54196.5 m2

Parking Spaces: Indoor 166 Outdoor

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	46101.0 m2	
Retail:	1062.9 m2	732.1 m2
Ped. Walkway:	1062.9 m2	1743.9 m2
Services:	7393.7 m2	1145.4 m2
Parking & Loading:		7602.8 m2

DENSITY

Residential Density:
Non-Residential Density:

Total Density: Site Specific By-law 840-78 as amended

COMMENTS:

Status: Application Received

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1930
Date of Application: June 6, 1986
Date of Revision: April 22, 1987

Confirmed Municipal Address: 770 Bay Street
Nearest Intersection: west side south of College Street

Project
Description: A 29 storey apartment building

Applicant: 462230 Ontario Limited
Address: 101 - 7 St. Dennis Drive
Phone: 429-6555

Agent: Blott, Fejer, Felkai
Address: 400 - 150 York St.
Phone: 364-7707

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 427-79, as amended

Historical Status: no
Site Plan Control: 239-87

PROJECT INFORMATION

Site Area: 2170.1 m2 Frontage: 47.1 m Depth: 45.9 m

Total: 28211.87 m2 Height: Storeys: 29
Metres: 76.2

	Indoor	Outdoor
Parking Spaces:	210	
Loading Docks:	2	

DWELLING UNITS

Tenure: Condominium

Bachelors:	28
1 Bedroom:	108
2 Bedroom:	162
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	26447.0 m2	
Retail:	850.0 m2	
Parking & Loading:		7400.0 m2
Recreation:	915.0 m2	

DENSITY

Residential Density: 12.61
Non-Residential Density: 0.39

Total Density: 13.0

COMMENTS:

Status: Preliminary Report to Land Use Committee on August 13, 1986

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387198
Date of Application: July 24, 1987
Date of Revision:

Confirmed Municipal Address: 800 Bay Street
Nearest Intersection: w/s at College Street

Project Description: To build an addition to existing office/commercial building for office uses

Applicant: 800 Bay Incorporated
Address: 30A Hazelton Avenue
Phone: 967-1311

Agent: Crang & Boake Arch.Inc.
Address: 85 Moatfield Drive
Phone: 449-1203

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: CR L4.5 U 480
Height Limit: 46.0
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2225.0 m2
Frontage: 63.0 m
Depth: irregular

Height: Storeys: 8 + basement
Metres: 31.8

Total: 19149.0 m2
Ground Floor: 2112.0 m2
Residential: none
Non-Residential: 16576.0 m2

Parking Spaces:	Indoor	Outdoor
	55	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	1102.0 m2	
Parking & Loading:	527.0 m2	1494.0 m2
Office:	14947.0 m2	
Services:	440.0 m2	639.0 m2

DENSITY

Non-Residential Density: 8.6

Total Density: 8.6

COMMENTS:

Status: Application Received

Date: December 31/87 Planner: S. Sane Phone: 392-7187

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1828
Date of Application: March 11, 1985
Date of Revision: December 3, 1985

Confirmed Municipal Address: 1001 Bay Street (includes 981-997 Bay St & 21 St. Joseph St)
Nearest Intersection: east side from Phipps St to St. Joseph St

Project Description: Mixed use building

Applicant: Strasscorp Holdings Ltd.
Phone: 762-7177

Agent: Weir & Foulds
Phone: 365-1110

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.181
Zoning District: CR L1 U350
Height Limit: 30.5
Site Specific Provision: 123-86
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4590.0 m2
Total Floor Area: 62600.0 m2

Height: Storeys: 33 and 24

	Indoor	Outdoor
Parking Spaces:	345	

DWELLING UNITS

Tenure: Condominium

Total: 570

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	39200.0 m2	
Retail:	1400.0 m2	
Recreation:	1800.0 m2	
Parking:		19400.0 m2
Other:	800.0 m2	

DENSITY

Residential Density: 9.0
Non-Residential Density: 0.3

Total Density: 9.3

COMMENTS:

Part of site conveyed to City for assisted housing
Committee of Adjustment granted additional non-residential density

Status: Under Construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

Application:

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1994
Date of Application: April 2, 1987
Date of Revision:

Confirmed Municipal Address: 2 Bloor Street East
Nearest Intersection: n/e corner of Bloor St. E. and Yonge St.

Project Description: Condominium tower and health club addition to Hudson Bay complex

Applicant: Bramalea Limited
Address: 1867 Yonge Street
Phone: 487-3861

Agent: same
Address:
Phone:

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Section 11.22
Zoning District: CRL4.5 U350
Height Limit: 61.0
Site Specific Provision: 449-80, as amended

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1505.1 m2 Frontage: 198.1 m Depth: irregular

Total:	27397.0 m2
Ground Floor:	10051.7 m2
Residential:	25468.0 m2
Non-Residential:	1429.0 m2

Height: Storeys: 25 (above existing garage)
Metres: 87.7

	Indoor	Outdoor
Parking Spaces:	1143	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	103
2 Bedroom:	103
Total:	206

FLOOR AREA BREAKDOWN
(addition only)

Land Use	Above Grade	Below Grade
Residential:	25968.0 m2	
Recreational	1429.0 m2	

DENSITY

Total Density: Site Plan By-law 449-80, which implements OMB ordered amendment to the Central Area Plan

COMMENTS:

Status: Application Received

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1842
Date of Application: May 13, 1985
Date of Revision: July 4, 1985

Confirmed Municipal Address: 31 Bloor Street East
Nearest Intersection: south side east of Yonge Street

Project Description: Office building with retail on top of the Yonge-Bloor Subway station.

Applicant: Toronto Transit Commission /Bramalea Realty Ltd.
Phone: 481-4250/480-8478

Agent: Arcop Associates
Phone: 368-1685

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 601-86

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3300.0 m2
Total Floor Area: 31200.0 m2

Height: Storeys: 13

	Indoor	Outdoor
Parking Spaces:	0	0

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	25400.0 m2	
Retail:	3600.0 m2	
Walkway:	1400.0 m2	

DENSITY

Non-Residential Density: 8.8

Total Density: 8.8

COMMENTS:
Proposal includes density transfer from 2 Sultan St., 20 Charles St. E and 20-30 Asquith Ave. and 830 Church St.

Status:

By-law 601-86 was approved by the Ontario Municipal Board, June 2, 1987. By-law 600-86 was approved by the Minister, July 23, 1987. New development review application is pending.

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review:	x	Application Number:	1985
Rezoning:	x	Date of Application:	February 19, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 175 and 227 Bloor Street East
Nearest Intersection: Bloor and Church Streets

Project Description: Phase 2 of Crown Life's office development, utilizing density from adjacent St. Paul's Church

Applicant:	Clico Properties Ltd.	Agent:	Aird and Berlis
Address:	160 Bloor Street East	Address:	145 King St. W.
Phone:	928-7751	Phone:	364-1241

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U350
Height Limit:	61 m
Site Specific Provision:	Sections 12(2) 80 and 12(2) 132
Historical Status:	see comments
Site Plan Control:	615-79, 239-86

PROJECT INFORMATION

Site Area: 12419.3 m2

Height: Storeys: 18
Metres: 71.6 m

	Indoor	Outdoor
Parking Spaces:	264	16
Loading Docks:	2	

DWELLING UNITS

See report to Land Use Committee, November 18, 1987

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Church:	4297.5 m2	
Office: :	26448.0 m2	
Retail:	760.0 m2	

DENSITY

Non-Residential Density: 4.5 Total Density: 4.5
(including street widening area, excluding existing church buildings)

COMMENTS

St. Paul's Church buildings are listed

Status: Preliminary report to Land Use Committee, November 18, 1987

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385094
Date of Application: June 25, 1985
Date of Revision:

Confirmed Municipal Address: 175 Bloor Street East
includes 165, 185 Bloor St. E;
647, 649, 651 Church St; and 94 Hayden St.
Nearest Intersection: s/e corner of Bloor St E and Church St

Project Description: Phase 1 Crown Life's office development utilizing density from adjacent St. Paul's Church

Applicant: CLICP Properties Ltd.
Phone: 928-7810

Agent: NORR Architects
Phone: 977-1266

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Frontage: 68.0 m

Height: Storeys: 16

Site Area: 6600.0 m2
Total Floor Area: 33400.0 m2

	Indoor	Outdoor
Parking Spaces:	89	52

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	29399.6 m2	
Retail:	730.0 m2	
Parking & Loading		4000.0 m2

DENSITY

Non-Residential Density: 4.45

Total Density: 4.45

COMMENTS:

Variances granted by the Committee of Adjustment

Status: Under construction

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387030
Date of Application: February 11, 1987
Date of Revision:

Confirmed Municipal Address: 400 Bloor Street East
Nearest Intersection: north side west of Sherbourne Street North

Project
Description: A 75 unit residential building

Applicant:	Guided Investments Ltd.	Agent:	Osler, Hoskin & Harcourt
Address:	208 - 66 Guided Court	Address:	Box 50, First Cdn. Pl.
Phone:	746-2141	Phone:	362-2111

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, Sec. 11.140		
Zoning District:	CR L2 U300	Historical Status:	no
Height Limit:	4.6	Site Plan Control:	239-86
Site Specific Provision:	640-83 C/A Variance December 22, 1984		

PROJECT INFORMATION

Site Area:	1992.3 m2
Frontage:	25.8 m
Depth:	irregular

Height: Storeys: 19 + PH Mech. + 3 basements
Metres: 55.3

Total:	15520.5 m2
Ground Floor:	978.7 m2
Residential:	10758.0 m2
Non-Residential:	4762.5 m2

	Indoor	Outdoor
Parking Spaces:	69	

DWELLING UNITS

Tenure: Condominium

Bachelors:	19
1 Bedroom:	28
2 Bedroom:	27
3+ Bedroom:	1
Total:	75

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10758.0 m2	
Parking & Loading:		4107.0 m2
Services:	655.5 m2	

DENSITY

Residential Density: 5.4 fsi
376 uph

Total Density: 5.4

COMMENTS:

Status: Application approved by Council, July 13, 1987

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386241
Date of Application: December 29, 1986
Date of Revision:

Confirmed Municipal Address: 55 Bloor Street West
Nearest Intersection: s/e corner of Bloor St W and Bay St.

Project
Description: Retail use infill addition to the mixed use project.

Applicant: Manufacturers Life
Phone: 928-8431

Agent: Goodman & Goodman
Phone: 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 193-69

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total Floor Area: 5775.0 m2

Height: Storeys: 2

	Indoor	Outdoor
Parking Spaces:	0	0

DWELLING UNITS

None

FLOOR AREA BREAKDOWN
(addition only)

Land Use	Above Grade	Below Grade
Retail:	5589.0 m2	
Other:	186.0 m2	

DENSITY

Total Density: Within Site Specific By-law 193-69

COMMENTS:

Committee of Adjustment application

Status: Development review report approved by Council, May 4, 1987

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2030
Date of Application: September 18, 1987
Date of Revision: November 30, 1987

Confirmed Municipal Address: 96, 100 Bloor Street West
Nearest Intersection: n/s east of Avenue Road

Project Description: Zoning By-law and Official Plan amendments requested to permit the proposed development

Applicant: Cineplex Odeon Corp.
Address: 1303 Yonge Street
Phone: 323-6600

Agent: Goodman and Carr
Address: 2300- 200 King W
Phone: 595-2300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision:

Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2795.9 m2
Frontage: 55.3 m
Depth: irregular

Height: Storeys: 14 + Mech. PH + 4 basements
Metres: 57.6

Total: 24890.5 m2
Ground Floor: 2143.5 m2
Residential: none
Non-Residential: 20006.7 m2

Parking Spaces:	Indoor	Outdoor
	143	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Art Galleries:	3255.0 m2	
Theatre:	3944.3 m2	1512.9 m2
Retail:	2416.9 m2	
Hotel:	8877.6 m2	
Services:		60.0 m2
Parking & Loading:		4823.8 m2

DENSITY

Non-Residential Density: 7.8

Total Density: 7.8

COMMENTS:

Status: Application Received

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1628
Date of Application: August 13, 1982
Date of Revision:

Confirmed Municipal Address: 21 Carlton Street
Nearest Intersection: south side east of Yonge Street

Project Description: A mixed use tower on the Carlton St. part of site with 14 freehold townhouses along Granby St.

Applicant: Starkman & Black
Phone: 977-1770

Agent: Dennis Williams
Gardiner, Roberts
Phone: 927-7314/367-0620

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA. MDMCRA, 11.146
Zoning District: CR L2 U350
Height Limit: 46.0, 12.0
Site Specific Provision: 541-84

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4400.0 m2 Frontage: 85.5 Depth: irregular

Total Floor Area: 41900.0 m2
Ground Floor Area: 2400.0 m2

Height: Storeys: 21

Parking Spaces:	Indoor 150	Outdoor

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	73
2 Bedroom:	14
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13700.0 m2	
Office:	18500.0 m2	
Retail:	1200.0 m2	
Recreation:	400.0 m2	
Other:	1300.0 m2	
Parking & Loading:		6800.0 m2

DENSITY

Residential Density: 3.2
Non-Residential Density: 4.5

Total Density: 7.7

COMMENTS:

Area of Special Identity. Applicant not proceeding at this time.

Status: OPA approved by Minister. By-law approved by OMB.

Data Valid: December 31, 1987 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1671
Date of Application: March 1, 1982
Date of Revision: July 15, 1983

Confirmed Municipal Address: 27 Carlton Street
Nearest Intersection: south side east of Yonge Street

Project Description: Office with retail at grade on Carlton St and residential on Granby Street.

Applicant: 27 Carlton St. Ltd.
Phone: 977-2332

Agent: L. Nemeth (Arch)
Phone: 977-2532

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.151
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 800.0 m2
Total Floor Area: 4800.0 m2

Height: Storeys: 8

	Indoor	Outdoor
Parking Spaces:	16	

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	3
2 Bedroom:	2
Tota:	5

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	600.0 m2	
Office:	2100.0 m2	
Retail:	200.0 m2	
Parking & Loading:		600.0 m2
Other:	1300.0 m2	

DENSITY

Residential Density: .75
Non-Residential Density: 2.9

Total Density: 3.65

COMMENTS:

New building to have same net commercial floor area as the existing building. Area of Special Identity

Status: Draft by-laws adopted as amended by LUC June 27, 1984. Awaiting execution of Development Agreement

Data Valid: December 31/87 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386169
Date of Application: September 2, 1986
Date of Revision:

Confirmed Municipal Address: 172 Carlton Street
Nearest Intersection: north side west of Sherbourne Street

Project
Description: A special assisted housing project

Applicant: Supportive Housing Coalition of Metro Toronto
Phone: 304-5917

Agent: Baldwin & Franklin
Phone: 364-4521

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: R3 Z3
Height Limit: 18.0
Site Specific Provision: 334-81

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 641.1 m2 Frontage: 14.1 Depth: 45.8

Total Floor Area: 1335.0 m2

Height: Storeys: 31
Meters: 12.2

Parking Spaces:	Indoor	Outdoor
	0	0

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelor:	22
1 Bedroom:	3
Total:	25

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	1335.0 m2	

DENSITY

Residential Density: 2.08 Total Density: 2.08

COMMENTS:

Previous application for apartment building under Application No. 1473

Status: Under construction

Data Valid: December 31/87 Planner: L. Alexander Phone: 392-7187

APPLICATION

Development Review: Application Number: 1935
Rezoning: x Date of Application: June 24, 1986
O.P.A.: x Date of Revision: August 29, 1986

Confirmed Municipal Address: 108 Chestnut Street
Nearest Intersection: w/s south of Dundas Street

Project Description: A 25 storey hotel with 504 hotel rooms and eight residential units also a 22 storey residential tower with 25 units and health club facilities.

Applicant: Chestnut Park Hotel Ltd. Agent: Goodman and Carr
Phone: 977-6655 Phone: 595-2300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, MDMCRA
Zoning District: CR L4.5 U480 Historical Status: No
Height Limit: 76.0 Site Plan Control: 239-86
Site Specific Provision: 16825 as amended (Civic Square By-law); 322-87

PROJECT INFORMATION

Site Area: 2900.0 m2 Height: Storeys: 25 and 22
Total Floor Area: 38200.0 m2 Metres: 76.0

	Indoor	Outdoor
Parking Spaces:	253	

DWELLING UNITS

Tenure: Rental

	Private
Bachelors:	57
1 Bedroom:	77
2 Bedroom:	9
Total:	143

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	14148.0 m2	
Institutional:	2287.0 m2	
Retail:	479.8 m2	
Hotel:	18336.2 m2	
Parking & Loading:		13984.8 m2

DENSITY

Residential Density: 4.86 Total Density: 12.38
Non-Residential Density: 7.52

COMMENTS:

Building permit has been issued on a previous application for mixed use building and site is now excavated.

Status: Under Construction

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387240
Date of Application: September 24, 1987
Date of Revision:

Confirmed Municipal Address: 1 Church Street
Nearest Intersection: east side south of Wilton Street

Project Description: An extension to municipal Carpark No. 43 containing an automobile repair and service shop

Applicant: The Parking Authority
Address: 33 Queen Street East
Phone: 393-7275

Agent: same
Address:
Phone:

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: C.3 V.4
Height Limit: 16.0
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6032.0 m2
Frontage: 46.8 m
Depth: 139.4 m

Height: Storeys: 6

Total: 28340.0 m2
Ground Floor: 4800.0 m2
Residential: none
Non-Residential: 28340.0 m2

	Indoor	Outdoor
Parking Spaces:	945	
Loading Docks:		

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	707.0 m2	
Services:	744.0 m2	
Parking & Loading:	28889.0 m2	

DENSITY

Non-Residential Density: 4.7

Total Density: 4.7

COMMENTS:

Status: Application Received

Date: December 31/87 Planner: F. Fyles Phone: 392-7335

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386004
Date of Application: January 8, 1986
Date of Revision:

Confirmed Municipal Address: 491, 495 Church Street
Nearest Intersection: east side south of Wellesley Street East

Project
Description: Office use addition to commercial building.

Applicant: Goldlist Properties Ltd.
Phone: 482-5833

Agent: Asen Vitko, Arch.
Phone: 928-0220

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 900.0 m2
Total Floor Area: 2500.0 m2

Height: Storeys: 2

	Indoor	Outdoor
Parking Spaces:	0	0

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	900.0 m2	
Retail:	1000.0 m2	
Other:	600.0 m2	

DENSITY

Non-Residential Density: 1.9

Total Density: 1.9

COMMENTS:

Status: Under construction

Data Valid: December 31/87

Planner: B. Rozalska

Phone: 392-7187

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1646
Date of Application: September 10, 1982
Date of Revision:

Confirmed Municipal Address: 625 Church Street (includes 625; & 80, 88 Charles Street East)
Nearest Intersection: n/e corner of Church St. and Charles St. E

Project Description: Approx. 6000.0 sq.m. addition to existing office building as Phase No. 1. Up to 122 apartment units as Phase 2 while removing existing apartment hotel (130 units)

Applicant: Traders Group Ltd.
Guaranty Properties Ltd.
Phone: 925-1461

Agent: Gardiner, Roberts
Phone: 367-0620

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.45
Zoning District: CR L1 U150
Height Limit: 46.0
Site Specific Provision: 772-83, 773-83

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6700.0 m2
Total Floor Area: 16700.0 m2

Height: Storeys: 6 and 16

	Indoor	Outdoor
Parking Spaces:	80	45

DWELLING UNITS

Tenure:

Total: 122

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	14700.0 m2	
Parking & Loading:		4500.0 m2
Other:	200.0 m2	

DENSITY

Non-Residential Density: 2.2

Total Density: 2.2

COMMENTS:

Lane closing proposed.

Status: By-laws passed and Development agreement registered. Applicant not proceeding.

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1950
Date of Application: September 30, 1986
Date of Revision:

Confirmed Municipal Address: 30 College Street (includes 30, 34 College St; & 23, 27 Grenville Street)
Nearest Intersection: north side west of Yonge Street

Project Description: Mixed commercial/residential building; four storey office building on College Street and a 26 storey condominium on Grenville

Applicant: First College Grenville Holdings
Phone: 868-1080

Agent: same

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 110-86, 285-87, 259-87

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1803.9 m2 Frontage: 24.5 m Depth: irregular

Total Floor Area: 16443.0 m2

Height: Storeys: 26
Metres: 76.2

	Indoor	Outdoor
Parking Spaces:	140	

DWELLING UNITS

Tenure: Condominium

Bachelor:	23
1 Bedroom:	184
Total:	207

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13750.0 m2	
Office:	2025.0 m2	
Retail:	158.0 m2	
Parking & Loading:		6343.0 m2

DENSITY

Residential Density: 7.6
Non-Residential Density: 1.5

Total Density: 9.1

COMMENTS:

30,34 College and 23 Grenville are designated

Status: Under Construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 34098
Date of Application: July 25, 1983
Date of Revision:

Confirmed Municipal Address: 40 College St. (includes 29 Grenville St)
Nearest Intersection: north side east of Bay Street

Project
Description: New Police headquarters and municipal offices.

Applicant: Municipality of Metropolitan Toronto
Phone: 392-8199

Agent: Shore Tilbe Henschel Irwin Peters/Mathers & Haldenby Assoc.
Phone: 924-9494

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 46.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4800.0 m2
Total Floor Area: 49400.0 m2

Height: Storeys: 12

	Indoor	Outdoor
Parking Spaces:	340	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28800.0 m2	
Parking & Loading:		15400.0 m2
Other:	5200.0 m2	

DENSITY

Non-Residential Density: 6.0

Total Density: 6.0

COMMENTS:

Application processed under Section 16(1)(a) of the Zoning By-law.

Status: Under Construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387022
Date of Application: February 16, 1982
Date of Revision:

Confirmed Municipal Address: 17 Davenport Rd. (includes 17 Davenport Rd.; 10 Scollard St)
Nearest Intersection: north side west of Yonge Street

Project Description: A mixed use project.

Applicant: Andras Jamber
Phone: 598-4543

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1.5 U250
Height Limit: 45.7 m
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 807.0 m2
Total Floor Area: 2765.0 m2

Height: Storeys: 11
Metres: 30.5

	Indoor	Outdoor
Parking Spaces:	24	

DWELLING UNITS

Tenure: Condominium

1 Bedroom: 5
2 Bedroom: 15
Total: 20

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2580.0 m2	
Office:	301.0 m2	
Retail:	150.0 m2	
Parking & Loading:		700.0 m2
Other:	600.0 m2	

DENSITY

Residential Density: 248 UPH
Non-Residential Density: 0.23

COMMENTS:

Status: Application approved by Council August 10, 1987

Data Valid: December 31/87 Planner: W. Sawicki Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 31067/385052/386125
Date of Application: April 18, 1985
Date of Revision: June 27, 1986

Confirmed Municipal Address: 39 Davenport Road (includes: 29 & 45 Davenport Rd.; 40 Scollard Street)
Nearest Intersection: south side east of Bay Street

Project Description: Phase I: A new sanctuary for the existing church on Davenport Road and 15 storey residential tower on Scollard St. Phase II replaces existing church by extension of the new sanctuary.

Applicant: Trustees of the Stone Church Pentecostal Assembly
Phone: 921-7939

Agent: Carson Woods (Arch)
Phone: 923-2775

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1.5 U250
Height Limit: 46.0
Site Specific Provision: 418-82

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2700.0 m2
Total Floor Area: 9275.53 m2

Height: Storeys: 15
Metres: 46.0

	Indoor	Outdoor
Parking Spaces:	188	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	98
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	5588.0 m2	50.0 m2
Inst. Church:	3044.0 m2	
Office:	427.7 m2	
Parking & Loading:		5300.0 m2
Recreation:	1570.0 m2	
Retail:	165.8 m2	

DENSITY

Residential Density: 2.1
Non-Residential Density: 1.4

Total Density: 3.5

COMMENTS:

Status: Under Construction

Data Valid: December 31, 1987 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385129
Date of Application: August 26, 1985
Date of Revision:

Confirmed Municipal Address: 225 Davenport Road (includes 209, 213, 217 Davenport Rd.; 141,165,169 & 171 Avenue Rd)
Nearest Intersection: south side east of Avenue Road

Project Description: Phase I: A 5 storey residential building with retail at grade on Davenport Rd.

Applicant: Morguard Trust Co.
Dakota Land Corp.
Phone: 967-0880

Agent: Goodman and Carr
Young and Wright
Phone: 595-2300/968-3522

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA, LDRA
Zoning District: CR L2 U100, R3 Z3
Height Limit: 14.0, 12.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5700.0 m2
Total Floor Area: 12200.0 m2

Height: Storeys: 5
Metres: 15.1

Parking Spaces:	Indoor 111	Outdoor 6

DWELLING UNITS

Tenure:

1 Bedroom: 68
2 Bedroom: 33
Total: 101

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11300.0 m2	
Retail:	900.0 m2	
Parking & Loading:		3900.0 m2

DENSITY

Residential Density: 1.70
Non-Residential Density: 0.13

Total Density: 1.83

COMMENTS:

Phase II will be a commercial building at the corner of Avenue Road and Davenport. See 165 Avenue Road - Application No. 387092. Density measured in relation to combined site for 225 Davenport (Appl. No. 385124) and 165, 169, 171 Avenue Road (Appl. No. 387092).

Status: Under Construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1941
Date of Application: September 8, 1986
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: s/e corner of Dundas St W and Yonge St

Project
Description: Two office towers with grade related retail.

Applicant: Cadillac Fairview Corp.
Phone: 598-8205

Agent: Goodman & Goodman
Phone: 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 122.5
Site Specific Provision: 708-82, 113-83

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6609.0 m2
Total Floor Area: 160588.0 m2

Height: Storeys: 45 and 34
Metres: 208 and 165

	Indoor	Outdoor
Parking Spaces:	515	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	138619.0 m2	
Retail:	617.0 m2	
Parking & Loading:		19041.0 m2
Util & Serv:	2311.0 m2	

DENSITY

Total Density: Part of Site Specific By-law

COMMENTS:

Status: Final report July 3, 1987

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385128
Date of Application: August 23, 1985
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: west side Bay St south of Dundas St. W

Project Description: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare facilities.

Applicant: Incorporated Synod Diocese of the City of Toronto
Phone:

Agent: Goodman & Goodman
Phone: 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 708-82, 113-83 as amended

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total Floor Area: 42800 m2

Height: Storeys: 17

	Indoor	Outdoor
Parking Spaces:	184	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	500.0 m2	
Hotel:	33600.0 m2	
Parking & Loading:		7700.0 m2
Recreation:	1000.0 m2	

DENSITY

Total Density: Site Specific By-law 708-82 (as amended)

COMMENTS:

Status: Report adopted by Council, October 22, 1985

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 34129
Date of Application: October 12, 1984
Date of Revision:

Confirmed Municipal Address: 77 Front Street East (includes part of 81 Front St. E)
Nearest Intersection: s/w corner of King St E and Church St

Project Description: Hotel with ground floor retail. Retaining historical facade of 77 Front. St E.

Applicant: Pacific Front Holdings
Phone: 363-4501

Agent: Omar Yeung
Phone: 362-1262

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350, CR L1 U350
Height Limit: 23.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3600.0 m2
Total Floor Area: 20600.0 m2

Height: Storeys: 9

	Indoor	Outdoor
Parking Spaces:	57	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	16800.0 m2	
Retail:	1100.0 m2	
Parking & Loading:		1700.0 m2

DENSITY

Non-Residential Density: 4.5

Total Density: 4.5

COMMENTS:

Variance granted by C of A to increase density to 4.5 and height limit.

Status: Development Agreement approved by Council January 18, 1985. Applicant is not proceeding.

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386084
Date of Application: April 30, 1986
Date of Revision:

Confirmed Municipal Address: 1 Front Street West
Nearest Intersection: south side from Bay St to Front St.

Project Description: A 2800 sq.m. addition and alteration to Customs building. Restoring the east, west and north facade to its original look while modernizing the interior.

Applicant: Her Majesty the Queen in Right of Canada - Public Works - Canada
Phone: 224-4103

Agent: Department of Justice
Phone: 973-3109

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision:

Historical Status: Listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7800.0 m2
Total Floor Area: 43500.0 m2

Height: Storeys: 6

Parking Spaces:	Indoor	Outdoor
		42

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	42100.0 m2	
Other:	1400.0 m2	

DENSITY

Non-Residential Density: 5.4

Total Density: 5.4

COMMENTS:

Status: Under Construction

Data Valid: December 31/87 Planner: S. Pringle Phone: 392-7187

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x
Application Number: 1778
Date of Application: September 27, 1984
Date of Revision:

Confirmed Municipal Address: 230 Front Street West
Nearest Intersection: north side from John St. to Simcoe St.

Project Description: CBC Broadcast Centre: mixed use office, retail, broadcast facilities, hotel and residential components.

Applicant: Canadian Broadcasting Corp.
Phone: 960-8737
Agent: Goodman & Goodman
Phone: 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.117
Zoning District: CR L4.5 U480
Height Limit: 76.0
Historical Status: No
Site Plan Control: 239-86
Site Specific Provision:

PROJECT INFORMATION

Site Area: 37730.0 m2
Total Floor Area: 366000.0 m2

DWELLING UNITS

See floor area breakdown

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Commercial:	169800.0 m2	
Instit. from:	113200.0 m2	
to:	169800.0 m2	
Hotel:	30200.0 m2	
Resi. from:	52800.0 m2	
to:	181100.0 m2	

DENSITY

Total Density: as in Official Plan Amendment

COMMENTS

General rezoning currently being reviewed by Planning and Development Department. No Development Review Application at this time.

Status: O.P.A adopted by Council Oct. 8, 1985
Status Report received by Land Use Committee, September 9, 1987

Data Valid: December 31/87 Planner: B. Leonhardt Phone: 392-7611

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385114
Date of Application: August 1, 1985
Date of Revision: February 18, 1986

Confirmed Municipal Address: 50 Gerrard Street East (includes: 380 Church St., 56 Gerrard St. E)
Nearest Intersection: n/s west of Church St.

Project Description: Mixed use building.

Applicant: 80237 Canada Limited
Address: 404 - 234 Eglinton Ave. E.
Phone:

Agent: Edward G. Pace
Phone: 482-2203

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 415-81

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2400.0 m2
Total Floor Area: 13200.0 m2

Height: Storeys: 18

	Indoor	Outdoor
Parking Spaces:	82	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	33
2 Bedroom:	41
3 Bedroom:	8
Total:	82

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8800.0 m2	
Office:	700.0 m2	
Retail:	600.0 m2	
Recreation:	400.0 m2	
Parking & Loading:		2300.0 m2
Other:	400.0 m2	

DENSITY

Residential Density: 3.8
Non-Residential Density: 0.5

Total Density: 4.3

COMMENTS:

Previous application No. 1499 and 34036. Committee of Adjustment variances granted.

Status: New applicant. Not proceeding at this time.

Data Valid: December 31/87 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1808
Date of Application: January 23, 1985
Date of Revision:

Confirmed Municipal Address: 96 Gerrard Street East
Nearest Intersection: n/w corner of Gerrard St E and Mutual St.

Project Description: A 6500 sq.m, 26 unit addition to Neill-Wycik Co-operative with underground parking.

Applicant: Neill-Wycik Co-op College Inc.
Phone:

Agent: Lantana Non-Profit Homes Corporation
Phone: 366-3746

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDRA, Sec. 11.175
Zoning District: CR L2 U150, R3 Z3
Height Limit: 18.0, 12.0
Historical Status: see comments
Site Specific Provision: 723-85
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2800.0 m2
Total Floor Area: 25700.0 m2

Height: Storeys: 22

Parking Spaces:	Indoor 71	Outdoor

DWELLING UNITS

Tenure: Rental

	Assisted
4+ Bedroom:	26
Total:	26

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21800.0 m2	
Institutional:	600.0 m2	
Office:	100.0 m2	
Retail:	600.0 m2	
Parking & Loading:		1400.0 m2
Other:	1000.0 m2	

DENSITY

Total Density: Site Specific By-law 723-85

COMMENTS:

Area of Special Identity

Status: Under Construction

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1551, 34002, 34003
Date of Application: July 30, 1981
Date of Revision: January 17, 1984
April 4, 1984

Confirmed Municipal Address: 33, 43 Gerrard Street West
Nearest Intersection: s/s west of Bay Street

Project Description: A 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m. office development at Bay/Walton and 1,300 sq.m. office/retail buildng on Elm Street.

Applicant: Chelsea Inn
Phone: 595-1975

Agent: Crang & Boake
Phone: 449-1203

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.157
Zoning District: CR L4.5 U480
Height Limit: 76.0, 18.0
Site Specific Provision: 284-80, 440-85

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12100.0 m2
Total Floor Area: 127000.0 m2

Height: Storeys: 26, 20

	Indoor	Outdoor
Parking Spaces:	596	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Chelsea Inn		
Hotel:	74000.0 m2	
Bay/Walton		
Office:	32500.0 m2	
Elm Street		
Office:	900.0 m2	
Retail:	400.0 m2	

DENSITY

Non-Residential Density: 7.8

Total Density: 7.8

COMMENTS:

Closing of part of Walton Street. Heritage easement agreement for 8-12 Elm Street

Status: By-law passed by Council June 17, 1985

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386140
Date of Application: July 21, 1986
Date of Revision:

Confirmed Municipal Address: 17 Gould Street
Nearest Intersection: s/w corner of Gould St and Victoria St.

Project Description: A 3 storey above ground parking garage with book store on ground level at Gould St. end.

Applicant: Board of Governors Ryerson Poly. Inst.
Phone: 979-5004

Agent: Aird & Berlis
Phone: 364-1241

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480, UOS
Height Limit: 46.0
Site Specific Provision: 97-80

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4400.0 m2
Total Floor Area: 11900.0 m2

Height: Storeys: 3

	Indoor	Outdoor
Parking Spaces:	372	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	1340.0 m2	
Parking:		10560.0 m2

DENSITY

Non-Residential Density: 2.7

Total Density: 2.7

COMMENTS:

Status: Under construction

Data Valid: December 31/87

Planner: N. Massey

Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386027
Date of Application: February 11, 1986
Date of Revision: May 20, 1986

Confirmed Municipal Address: 9 Grenville Street
Nearest Intersection: south side west of Yonge Street

Project
Description: Mixed use.

Applicant: Mustafa Zniber
Phone: 961-0601

Agent: Landbar Dev. Ltd.
Steven Eskind
Phone: 653-2670/593-1621

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 400.0 m2
Total Floor Area: 1700.0 m2

Height: Storeys: 4

	Indoor	Outdoor
Parking Spaces:	8	

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	2
Total:	2

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	300.0 m2	
Office:	700.0 m2	
Retail:	200.0 m2	
Parking & Loading:		100.0 m2
Other:	400.0 m2	

DENSITY

Residential Density: .75
Non-Residential Density: 2.25

Total Density: 3.0

COMMENTS:

Status: Development Review Application approved by Council, August 11, 1986
Building Permit Application, September 4, 1986.
Building Permit Application lapsed, November 27, 1987

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387162
Date of Application: June 26, 1987
Date of Revision:

Confirmed Municipal Address: 77/99 Harbour Square
Nearest Intersection: south side east of York Street

Project
Description: To construct a twin tower condominium

Applicant: Graywood Development Ltd.
Address: 3356 - 2 First Cdn. Place
Phone: 861-0333

Agent: Blott, Fejer, Felka
Address: 400 - 150 York St.
Phone: 364-7707

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Harbour Square Lands
Zoning District: C.1 V.2
Height Limit: 114.9 and 112.3
Site Specific Provision: 255-69 amended by 263-69 amended by 214-82

Historical Status: listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9445.0 m2 Frontage: 72.0 m Depth: 117.0 m

Total: 99670.0 m2
Ground Floor: 1548.4 m2
Residential: 78531.0 m2

Height: Storeys: 38 + 39
Metres: 114.9 & 112.3

	Indoor	Outdoor
Parking Spaces:	812	5

DWELLING UNITS

Tenure: Condominium

Bachelor:	200
1 Bedroom:	433
2 Bedroom:	175
3+ Bedroom:	4
Total:	812

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	78531.0 m2	
Parking & Loading:	15952.0 m2	3468.0 m2

DENSITY

Residential Density: 10.2 Total Density: 10.2

COMMENT

Status: Under construction

Data Valid: December 31/87 Planner: B. Shalka Phone: 392-7611

APPLICATION

Development Review: Application Number: 1773
Rezoning: x Date of Application: August 2, 1984
O.P.A.: x Date of Revision: February 3, 1985

Confirmed Municipal Address: 20, 60 Harbour Street (includes 30 Bay St. & part of 11 Bay St.)
Nearest Intersection: n/w corner of Harbour and Bay streets

Project Description: 1. 60 Harbour St. - 67100 sq.m. bldg. addition to 4000 sq.m. existing bldg., office & retail use; 2. 20 Harbour St. - 2 office bldgs. with retail; 3. 2 Yonge St. - temporary address - 2 apt. bldgs. with retail. All additions in 5 towers. (World Trade Centre)

Applicant: Toronto Harbour Comm. Agent: Blott, Fejer
York-Hanover Dev. Ltd. Address: 400 - 150 York Street
Phone: 863-2028 / 864-0164 Phone: 364-7707

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Central Harbour
Zoning District: C1 V1, C1 L0.5
Height Limit:
Site Specific Provision: 276-76, 356-76, 40-87, 41-87, 42-87, 763-87

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 33359.0 m2
Total Floor Area: 280600.0 m2

Height: Storeys: 22-29
Metres: 89-125

	Indoor	Outdoor
Parking Spaces:	1165	

DWELLING UNITS

Tenure: Condominium

Total: 700

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	65000.0 m2	
Office:	150100.0 m2	
Retail:	11300.0 m2	
Parking & Loading:		45700.0 m2
Health Club:	3800.0 m2	

DENSITY

Total Density: Site Plan By-law 42-87

COMMENTS:

60 Harbour Street is listed

Status: By-laws adopted by Council Dec. 1, 1986

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387160
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 60 Harbour Street and 30 Bay Street
Nearest Intersection: n/w corner of Harbour & Bay streets

Project
Description: Commercial/retail/office complex (World Trade Centre)

Applicant: York-Hannover Dev. Ltd.
Address: 910 - 2 First Cdn. Place
Phone: 864-0164

Agent: Blott, Fejer
Address: 400 - 150 York Street
Phone: 364-7707

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7373.0 m2 Frontage: 94.2 m Depth: irregular

Total:	69481.7 m2
Ground Floor:	2996.4 m2
Residential:	none
Non-Residential:	69481.7 m2

Height: Storeys: 28 + 2 Basements & Mech.
Metres: 123.6

	Indoor	Outdoor
Parking Spaces:	215	
Loading Docks:	4	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Daycare:	455.0 m2	
Office:	53253.0 m2	445.0 m2
Retail:	487.5 m2	
Public Gal.:	536.0 m2	
Services:	3439.7 m2	144.0 m2
Parking & Loading:	250.5 m2	10498.1 m2

DENSITY

Total Density: Site Plan By-law 42-87

COMMENTS

60 Harbour Street is listed

Status: Application Received

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1239
Date of Application: November 18, 1976
Date of Revision: June 25, 1982

Confirmed Municipal Address: 54,54A,64-80 Homewood Avenue, 8-22 Suffolk Street, 3-15 Maitland Place

Nearest Intersection: s/w corner of Homewood Ave. and Maitland Pl.

Project Description: A 21 storey condominium, a 5 storey building with 34 grade related units, and open space.

Applicant: Philmore (L'Esprit) Corp.
Phone: 226-6820

Agent: Lyons, Goodman, Iacano, Smith and Berkow
Phone: 869-0123

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R3 Z4
Height Limit: 30.5
Site Specific Provision: 522-83

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9339.0 m2 Frontage: 96.8 m2 Depth: Irregular

Total Floor Area: 34800 m2

Height: Storeys: 21 and 5
Metres: 62.9 and 18.8

	Indoor	Outdoor
Parking Spaces:	455	2

DWELLING UNITS

Tenure: Condominium

Bachelors:	15
1 Bedroom:	342
2 Bedroom:	53
Total:	410

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	27894.0 m2	
Other:	3327.4 m2	
Parkland:	1600.0 m2	

DENSITY

Residential Density: 382 uph

COMMENTS:

72 Homewood Avenue is designated

Retention of an historic building. Part of Homewood Jarvis concept plan.

Status: Under construction

Data Valid: December 31/87 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386051
Date of Application: March 24, 1986
Date of Revision: June 11, 1986

Confirmed Municipal Address: 272 Jarvis Street (includes 266, 276 Jarvis St., 181 Mutual St.)
Nearest Intersection: s/w corner of Jarvis St. and Gerrard St. E.

Project Description: Residential condominium.

Applicant: 649662 Ontario Ltd.
Phone: 673-1866

Agent: Kirshenblatt Korman Maniates
Phone: 485-4900

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2900.0 m2
Total Floor Area: 19300.0 m2

Height: Storeys: 13

Parking Spaces:	Indoor 83	Outdoor 9

DWELLING UNITS

Tenure: Condominium

	Private
Bachelor:	24
1 Bedroom:	96
2 Bedroom:	36
Total:	156

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11600.0 m2	
Retail:	100.0 m2	
Parking & Loading:		6600.0 m2
Other:	1000.0 m2	

DENSITY

Residential Density: 3.97
Non-Residential Density: .03

Total Density: 4.0

COMMENTS:

Status: Under construction

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1969
Date of Application: December 30, 1986
Date of Revision:

Confirmed Municipal Address: 300, 308 Jarvis Street
Nearest Intersection: west side north of Gerrard St. E.

Project Description: A 16700 sq.m. residential building addition to existing historical hotel.

Applicant: Standard Trust Co.
Phone: 868-6900

Agent: Lyons & Goodman Iacono Smith and Berkow
Phone: 869-0123

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.112
Zoning District: CR L1 U350
R3 Z3 & Z4
Height Limit: 30.5, 12.0
Site Specific Provision: 725-81, 87-82

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4200.7 m2 Frontage: 74.4 m Depth: Irregular

Total Floor Area: 18902.8 m2

Height: Storeys: 10
Metres: 50.4

	Indoor	Outdoor
Parking Spaces:	98	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	88
2 Bedroom:	36
Total:	124

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11030.0 m2	
Non-Residential:	7872.8 m2	
Recreation:	2400.0 m2	
Other:	1900.0 m2	

DENSITY

Residential Density: 2.6
Non-Residential Density: 1.9

Total Density: 4.5

COMMENTS:

300 Jarvis Street is designated. Revisions to approved 1981 scheme.

Status: Final report adopted by LUC on June 17, 1987

Data Valid: December 31/87 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1979
Date of Application: February 11, 1987
Date of Revision: October 8, 1987

Confirmed Municipal Address: 314 Jarvis Street
Nearest Intersection: west side south of Carlton Street

Project Description: To alter existing residential uses to commercial office and to construct addition for commercial/residential uses

Applicant: Thyti Limited
Address: 411A - 94 Cumberland St.
Phone: 922-1585

Agent: same
Address:
Phone:

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L1 U350
Height Limit: 30.5
Site Specific Provision:

Historical Status: Recommended
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 547.2 m2 Frontage: 14.5 m Depth: 38.1 m

Total:	2288.7	m2
Ground Floor:	244.0	m2
Residential:	313.0	m2
Non-Residential:	1652.0	m2

Height: Storeys: 6 + basement

	Indoor	Outdoor
Parking Spaces:		10

DWELLING UNITS

Tenure: Unspecified

	Private
4 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	313.0 m2	
Office:	1652.0 m2	
Parking & Loading (at):	232.3 m2	

DENSITY

Residential Density: 0.6
Non-Residential Density: 3.0

Total Density: 3.6

COMMENTS:

Status: Preliminary Report

Data Valid: December 31/87 Planner: E. Greenwood Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385123
Date of Application: August 20, 1985
Date of Revision: March 26, 1986

Confirmed Municipal Address: 404 Jarvis Street (includes 400, 406 Jarvis St)
Nearest Intersection: west side south of Maitland Street

Project
Description: A 2300 sq.m. school building addition to a historic building

Applicant: National Ballet School
Phone: 964-3780

Agent: A.J. Diamond & Partn.
Goodman & Goodman
Phone: 862-8800 / 979-2211

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.115
Zoning District: R3 Z3, R3 Z4
Height Limit: 12.0, 30.5
Site Specific Provision: 148-82

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2600.0 m2
Total Floor Area: 4100.0 m2

Height: Storeys: 3

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
School:	4100.0 m2	

DENSITY

Non-Residential Density: 1.6

Total Density: 1.6

COMMENTS:

404 Jarvis Street is designated

Status: Under Construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1977
Date of Application: Jan. 1, 1987
Date of Revision: July 2, 1987

Confirmed Municipal Address: 440 Jarvis Street
Nearest Intersection: west side south of Wellesley Street East

Project Description: Addition to the C.M. Hincks Treatment Centre for a Training and Resource Centre in the field of children's mental health

Applicant: C.M. Hincks Treatment Cr.
Address: 440 Jarvis Street
Phone: 924-1164

Agent: Shore Tilbe Henschel, etc.
Address: 4 New Street
Phone: 922-7711

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R.4 Z.4
Height Limit: 30.5
Site Specific Provision: 55-88

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2053.3 m2 Frontage: 24.5 m Depth: irregular

Total: 4560.3 m2
Ground Floor: 595.9 m2
Residential: none
Non-Residential: 4560.3 m2

Height: Storeys: 5 + basement

	On Site	Off Site
Parking Spaces:	9	7
Loading Docks:	1	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	1662.0 m2	

DENSITY

Non-Residential Density: 2.2 Total Density: 2.2

COMMENTS

Status: Application approved by Council, December 14, 1987

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2017
Date of Application: July 27, 1987
Date of Revision:

Confirmed Municipal Address: 460 Jarvis Street
(includes 95 Wellesley Street East)
Nearest Intersection: w/s at Wellesley Street East

Project
Description: Mixed-use, primarily assisted housing project

Applicant: 582212 Ontario Limited
Address: 256 Jarvis Street
Phone: 591-5414

Agent: Lyons, Goodman, etc.
Address: 2000 - 130 Adelaide W.
Phone: 869-0123

PLANNING CONTROLS (For details/verification refer to Chief Building Official)
Official Plan Designation: HDRA
Zoning District: R.4 Z.4
Height Limit: 30.5
Site Specific Provision:

Historical Status: yes
Site Plan Contro: 239-86

PROJECT INFORMATION

Site Area: 4550.0 m2 Frontage: 50.5 m Depth: irregular

460 Jarvis Total: 16755.0 m2
Ground Floor: 2725.0 m2
Residential: 11020.0 m2
Non-Residential: 5755.0 m2

95 Wellesley St.E.
Existing Building: 1746.0 m2
Proposed Addition: 781.0 m2
Total: 2527.0 m2

Height: Storeys: 15 + basement
Metres: 45.5

	Indoor	Outdoor
Parking Spaces:	81	10
Loading Docks:	0	5

DWELLING UNITS

Tenure: Rental

Bachelors:	105
1 Bedroom (seniors):	82
1 Bedroom (handicap):	22
Total	209

FLOOR AREA BREAKDOWN

Land Use	Above Grade
460 Jarvis Street:	
Residential:	11020.0 m2
Res. Rec.:	2675.0 m2
Office:	4755.0 m2
Retail:	1000.0 m2
95 Wellesley St. E.	
Office: (exist bld.)	1746.0 m2
Proposed addition:	781.0 m2
Total:	2527.0 m2

DENSITY
Residential Density: 2.4
Non-Residential Density: 1.4

Total Density: 3.8

COMMENTS:

Status: Final report approved, December 16, 1987

Date: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2015
Date of Application: July 22, 1987
Date of Revision:

Confirmed Municipal Address: 506 Jarvis Street
Nearest Intersection: west side south of Cawthra Avenue

Project Description: Request for Official Plan and Zoning By-law amendments to permit three times the lot area and to allow commercial uses

Applicant: B.A. Lebedinsky
Address: 219 - 4195 Dundas St. W.
Phone: 239-5903

Agent: Posthumus and Abols
Address: 1900 - 700 Bay Street
Phone: 598-0747

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R.3 Z.3
Height Limit: 11.6 m
Site Specific Provision:

Historical Status: listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 697.8 m2
Frontage: 15.2 m
Depth: 45.8 m

Height: Storeys: 2.5 + basement
Metres: 14.0

Total: 1328.6 m2
Ground Floor: 350.2 m2
Residential: none
Non-Residential: 1328.6 m2

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	978.3 m2	
Warehouse:		350.8 m2

DENSITY

Non-Residential Density: 1.9

Total Density: 1.9

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: R. Stanley Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2006
Date of Application: June 11, 1987
Date of Revision:

Confirmed Municipal Address: 70,92 King St. E. (10 Court St.)
Nearest Intersection: n/w corner of King E. and Church streets

Project:
Description: Mixed use development

Applicant: Citicom Inc.
Address: 56 Temperance St.
Phone: 868-0773

Agent: Walker, Poole, Milligan
Address: 301 - 2040 Yonge Street
Phone: 480-2040

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L4.5 U480
Height Limit: S. 12.1(80) ZB
Site Specific Provision: S. 11.20 OP

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5197.0 m2 Frontage: 109.3 m Depth: 47.5 m

Total:	57746.7 m2
Ground Floor:	2647.9 m2
Residential:	16307.8 m2
Non-Residential:	32184.9 m2

Height: Storeys: 15,17 + 3 basements
Metres: 59.0

	Indoor	Outdoor
Parking Spaces:	321	

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	120
2 Bedrooms:	92
Total	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	16307.8 m2	
Office:	30211.1 m2	
Warehouse:		455.1 m2
Parking & L.:		9748.6 m2
Retail:	1973.8 m2	

DENSITY

Residential Density: 3.14
Non-Residential Density: 6.19

Total Density: 9.33

COMMENTS:

Conveyance of park to City and improvements fund endorsment.

Status: Approved by City Council, September 8, 1987
Official Plan amendment under appeal to OMB.

Data Valid: December 31/87 Planner: B. Krog Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387091
Date of Application: April 23, 1987
Date of Revision:

Confirmed Municipal Address: 70, 92 King Street East
Nearest Intersection: n/w corner of King E. and Church streets

Project
Description: A mixed-use (commercial/residential) complex

Applicant: Citicom Inc.
Address: 56 Temperance Street
Phone: 868-0773

Agent: Walker, Poole, Milligan
Address: 301 - 2040 YOnge Street
Phone: 480-2040

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L4.5 U480
Height Limit: S.12.1(80) ZBL
Site Specific Provision: S. 11.20 OP

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5197.0 m2 Frontage: 109.3 m Depth: 47.5 m

Total:	37306.8 m2
Ground Floor:	2647.9 m2
Residential:	15355.7 m2
Non-Residential:	21951.1 m2

Height: Storeys: 10, 17 + 2 basements
Metres: 45.7 m

	Indoor	Outdoor
Parking Spaces:	294	0

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	120
2 Bedroom:	92
Total:	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	15355.7 m2	
Office:	20174.1 m2	
Retail:	1777.0 m2	
Warehouse:		455.1 m2
Parking & L:		9748.6 m2

DENSITY

Residential Density: 2.95
Non-Residential Density: 4.22

Total Density: 7.17

COMMENTS

Status: Approved by Council, July 13, 1987

Data Valid: December 31/87 Planner: B. Krog Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1390
Date of Application: January 15, 1979
Date of Revision: October 21, 1983

Confirmed Municipal Address: 101 King Street East (includes: 101 King St. E; 54, 56, 60, 70 Colborne St)
Nearest Intersection: s/w corner of King E. and Church streets

Project Description: Mixed use condominium

Applicant: Percy Weinstein et al
Phone: 781-2266

Agent: Weir and Foulds
Phone: 595-1595

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.130
Zoning District: CR L2 U350
Height Limit: 23.0
Site Specific Provision: 522-84

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1700.0 m2
Total Floor Area: 12700.0 m2

Height: Storeys: 9

Parking Spaces:	Indoor 65	Outdoor

DWELLING UNITS

Tenure: Unspecified

Units Unspecified

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3400.0 m2	
Office:	7200.0 m2	
Retail:	500.0 m2	
Parking & Loading:		1500.0 m2
Other:	1100.0 m2	

DENSITY

Residential Density: 2.0
Non-Residential Density: 4.5

Total Density: 6.5

COMMENTS:

Development Review application to follow later.

Status: By-laws passed. Applicant not proceeding.

Data Valid: December 31/87 Planner: B. Krog Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1633
Date of Application: August 20, 1982
Date of Revision: January 17, 1984

Confirmed Municipal Address: 44 King Street West (includes 26,30,32,34 36,44 King W; 11,11R,17,21,23,25,29 Adelaide W; 102,106 Yonge St; 303 Bay St)
Nearest Intersection: n/e corner of King W. and Bay streets

Project Description: A 68 storey office building with retail at grade

Applicant: Bank of Nova Scotia
Phone: 866-3733

Agent: Campeau Corp.
Phone: 868-6460

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District, Sec. 11.152, 11.153
Zoning District: CR L8 U400
Historical Status: see Comments
Height Limit: No limit
Site Plan Control: 239-86
Site Specific Provision: 503-84, 504-84, 507-84

PROJECT INFORMATION

Site Area: 12000.0 m2
Total Floor Area: 263500.0 m2
Height: Storeys: 68

Parking Spaces:	Indoor 457+	Outdoor

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	198300.0 m2	
Retail:	10300.0 m2	
Daycare:	700.0 m2	
Parking & Loading:		30600.0 m2
Other:	23600.0 m2	

DENSITY

Non-Residential Density: 16.1
Total Density: 16.1

COMMENTS:

Retention of existing Bank of Nova Scotia building, the National Club and portions of other historic buildings. Transfer of development rights from 10 Bay Street to site and closing of Johnson Street and parts of two lanes.

44 King Street West, 303 Bay Street and 102 Yonge Street are designated

Status: Under construction

Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 37006
Date of Application: January 31, 1977
Date of Revision:

Confirmed Municipal Address: 255 King Street West (includes 255,275 King St. W)
Nearest Intersection: south side east of John Street

Project Description: Three office buildings with public park within the block. Known as the Marathon Downtown West Development.

Applicant: Marathon Realty Co.
Address: 40 University Ave.
Phone: 977-1400

Agent: Arthur Erickson
Phone: 967-4477

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.12
Zoning District: C3 V3
Height Limit:
Site Specific Provision: 674-76 &
OMB orders: R761110 - February 8, 1979
R783349 - October 10, 1980

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 23570.0 m2
Total Floor Area: 144000.0 m2

Height: Storeys: 16

	Indoor	Outdoor
Parking Spaces:	1090	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	105400.0 m2	
Retail:	3200.0 m2	
Parking & Loading:		35400.0 m2

DENSITY

Non-Residential Density: 4.6

Total Density: 4.6

COMMENTS:

Status: Development Agreement signed. Applicant not proceeding. New application is pending.

Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review:	x	Application Number:	2043
Rezoning:	x	Date of Application:	December 23, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 77 Lombard Street
Nearest Intersection: south side of Lombard St. between Church and Jarvis streets

Project
Description: A seven-storey condominium and commercial complex

Applicant:	Daulat Investment Inc.	Agent:	Diamond, Fairbairn & Steinberg
Address:	90 Adelaide St. E.	Address:	300 - 111 Richmond St. W.
Phone:	368-6350	Phone:	366-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	C1S L1 Z5
Height Limit:	46.0 m
Site Specific Provision:	711-77, 710-77
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	875.1 m2	Height: Storeys:	7
Frontage:	31.8 m	Metres:	22.6
Depth:	27.5 m		

Total:	6000.6 m2		Indoor	Outdoor
Ground Floor:	111.5 m2	Parking Spaces:	41	6
Residential:	3444.5 m2			
Non-Residential:	111.5 m2			

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	44
Total:	44

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3444.5 m2	
Retail:	111.5 m2	
Parking & Loading:		2444.7 m2

DENSITY

Residential Density:	3.94	Total Density:	4.07
Non-Residential Density:	0.13		

COMMENTS

Site specific provisions, 711-77 and 710-77, govern both this application and the existing building at 90 Adelaide Street East.

Status: Application Received

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386219
Date of Application: November 20, 1986
Date of Revision:

Confirmed Municipal Address: 95 Lombard Street (includes 120,134 Adelaide St. E; 76 Jarvis St)
Nearest Intersection: s/w corner of Lombard and Jarvis streets

Project Description: Includes a 196 room hotel, a residential condominium and commercial uses in 3 bldg. Retaining 134 Adelaide St. E, for commercial use.

Applicant: Ronto Dev. Corp.
Phone: 591-6584

Agent: Diamond Fairbairn & Steinberg
Phone: 366-8000

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0, 23.0
Site Specific Provision: 245-86

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3488.0 m2
Total Floor Area: 26345.0 m2

Height: Storeys: 15,14,3 (+3 basements)

	Indoor	Outdoor
Parking Spaces:	150	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	39
2 Bedroom:	26
Total:	65

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	6547.0 m2	
Hotel:	7868.0 m2	
Office:	1888.0 m2	
Retail:	882.0 m2	
Parking:		7296.0 m2
Other:	1867.0 m2	

DENSITY

Residential Density: 1.88
Non-Residential Density: 3.0

Total Density: 4.88

COMMENTS:

This application to increase in the number of residential units

134 Adelaide Street East is designated

Previous application 385080

Status: Under construction

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1909, 385102
Date of Application: January 31, 1986
Date of Revision:

Confirmed Municipal Address: 110 Lombard Street (includes 84 Jarvis St.)
Nearest Intersection: n/w corner of Jarvis and Lombard streets

Project
Description: A 1000 sq.m. restaurant/tavern addition to existing theatre

Applicant: Mentor Hosts Ltd.
The City of Toronto
Phone: 863-1162 / 392-7132

Agent: The Thom Partnership
Phone: 862-0926

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.186 (pending)
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1200.0 m2
Total Floor Area: 2400.0 m2

Height: Storeys: 3

	Indoor	Outdoor
Parking Spaces:		6

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Theatre/ Restaurant:	2300.0 m2	
Other:	100.0 m2	

DENSITY

Non-Residential Density: 2.0

Total Density: 2.0

COMMENTS:

City owned firehall building operated by The Second City. Firehall (110 Lombard Street) is designated. Part of public lane to be closed.

Status: O.P, Site Plan By-law approved by Council on August 11, 1986. 110 Lombard designated by Council on August 11, 1986. Applicant is not proceeding.

Data Valid: December 31/87 Planner: B. Krog Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386223
Date of Application: December 11, 1986
Date of Revision:

Confirmed Municipal Address: 29 McCaul Street
Nearest Intersection: east side north of Queen St. W.

Project
Description: Non-profit co-operative building with minimal retail area.

Applicant: 29 McCaul Co-op Housing
Phone: 366-3746

Agent: David Oleson
Phone: 868-6373

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision: 761-86

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 457.3 m2 Frontage: 12.3 m Depth: 37.3 m

Total:	2465.0 m2
Ground Floor:	325.0 m2
Resdiential:	2266.0 m2
Non-Residential:	199.0 m2

Height: Storeys: 7
Metres: 18.0

	Indoor	Outdoor
Parking Spaces:	12	(off-site)

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelors:	16
1 Bedroom:	3
2 Bedroom:	5
Total:	24

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2266.0 m2	
Other:	199.0 m2	

DENSITY

Residential Density: 5.0
Non-Residential Density: 0.1

Total Density: 5.1

COMMENTS:

Application is for amendment to previously approved and registered Development Agreement under Application 1878 for 30 St. Patrick Street and 29 McCaul Street.

Status: Under construction

Data Valid: December 31/87 Planner: J. Dunn Phone: 392-7339

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387280
Date of Application: December 10, 1987
Date of Revision:

Confirmed Municipal Address: 35 and 37 McCaul Street
Nearest Intersection: east side of McCall north of Queen St. W.

Project Description: An addition to join two existing buildings for art gallery and artists studio purposes

Applicant:	Ontario Crafts Council	Agent:	Armstrong Molesworth Shephard, Arch
Address:	346 Dundas Street West	Address:	188 Davenport Road
Phone:	977-3551	Phone:	920-8280

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 24.0 m
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	1016.3 m2	Height:	Storeys:	4
Frontage:	26.6 m		Metres:	15.8
Depth:	irregular			
Total:	3482.8 m2		Indoor	Outdoor
Ground Floor:	975.5 m2	Parking Spaces:		8
Residential:	none	Loading Docks:	3	
Non-Residential:	3482.8 m2			

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3417.8 m2	
Retail:	65.0 m2	

DENSITY

Residential Density: 3.4 Total Density: 3.4

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: S. Pringle Phone: 392-7187

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1973
Date of Application: January 16, 1987
Date of Revision:

Confirmed Municipal Address: part of 30 Mutual St. & 88 Queen St. E.
Nearest Intersection: east side north of Queen St. E. (the whole block)
Project:
Description: Mixed use development

Applicant: Allan S. Blott, Blott, Fejer
Address: 400 - 150 York Street
Phone: 364-7707

Agent: E.I. Richmond, Arch.
Address: 153 St. Clair Ave. W.
Phone: 961-1567

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: S. 11.18
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision: By-law 742-79 as amended

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9959.0 m2 Frontage: 171.5 m Depth: irregular

Total:	94814.4 m2
Ground Floor:	6563.0 m2
Residential:	65669.0 m2
Non-Residential:	6710.0 m2

Height: Storeys: 4-26 + 3 basements
Metres: 70.7

	Indoor	Outdoor
Parking Spaces:	690	0
Loading Docks:	5	

DWELLING UNITS

Tenure: Condominium
Private

Bachelors:	42
1 Bedroom:	687
2 Bedroom:	108
3+ Bedroom:	4
Total:	841

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	65669.0 m2	
Office:	4660.0 m2	
Retail:	2050.0 m2	
Parking & Loading:		22435.4 m2

Recreation Space: 14715.0 m2

DENSITY

Residential Density: 6.6
Non-Residential Density: 0.67

Total Density: 7.27

COMMENTS:

Site specific Official Plan and Zoning By-law amendments for mainly residential project.

Status: "Preliminary Report and Guidelines", and "Assisted housing at 30 Mutual Street", adopted by LUC, September 9, 1987; "Status Report - Assisted Housing", adopted by LUC, December 2, 1987; revised application and further reports on assisted housing requested by LUC.

Data Valid: December 31/87 Planner: B. Krog Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387267
Date of Application: November 23, 1987
Date of Revision: December 21, 1987

Confirmed Municipal Address: 49 Mutual Street
Nearest Intersection: east side north of Shuter Street

Project Description: An addition to an existing warehousing building for commercial/office use

Applicant: Lord Seaton Inv. Ltd.
Address: 653 Davenport Road
Phone: 533-9401

Agent: Goodman and Carr
Address: 2300 - 200 King St. W.
Phone: 595-2300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0 m
Site Specific Provision: 169-79

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 345.0 m2
Frontage: 10.6 m
Depth: 32.9 m

Height: Storeys: 4 + basement
Metres: 15.2

Total: 1583.0 m2
Ground Floor: 284.0 m2
Residential: none
Non-Residential: 1302.0 m2

Parking Spaces:	Indoor	Outdoor
	5	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	1018.1 m2	
Retail:	283.9 m2	
Parking & Loading:		281.0 m2

DENSITY

Non-Residential Density: 3.8

Total Density: 3.8

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387231
Date of Application: September 4, 1987
Date of Revision: November 20, 1987

Confirmed Municipal Address: 81,83,85,87 Mutual Street
Nearest Intersection: e/s north of Shuter Street

Project
Description: Eleven-storey condominium apartment building

Applicant:	Lord Seaton Inv. Ltd.	Agent:	Goodman and Carr
Address:	653 Davenport Road	Address:	200 King St. W.
Phone:	533-9401	Phone:	595-2300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA		
Zoning District:	CR L2 U350	Historical Status:	no
Height Limit:	46.0 m	Site Plan Control:	239-86
Site Specific Provision:	169-79		

PROJECT INFORMATION

Site Area:	867.0 m2	Height:	Storeys:	11 + 2 basements
Frontage:	31.8 m		Metres:	40.0
Depth:	27.2 m			

			Indoor	Outdoor
Total:	5018.4 m2			
Ground Floor:	157.8 m2	Parking Spaces:	30	
Residential:	3489.0 m2	Loading Docks:	1	
Non-Residential:	none			

DWELLING UNITS

Tenure: Condominium

	Private
1 Bedroom:	47
Total:	47

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3026.4 m2	
Res. Rec.:	394.5 m2	
Warehouse:		74.7 m2
Services:	68.8 m2	260.5 m2
Parking & Loading:		1226.1 m2

DENSITY

Non-residential Density: 4.02 Total Density: 4.02

COMMENTS:

Status: Application Received

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2013
Date of Application: June 30, 1987
Date of Revision:

Confirmed Municipal Address: 10 Phipps St., 5,11 St. Joseph St., 9,15 St. Nicholas St.,
Nearest Intersection: n/w corner Phipps & St. Nicholas streets

Project Description: Mixed used development

Applicant:	Dovestar Development Ltd.	Agent:	Blott, Fejer, Felkai
Address:	25 St. Nicholas Street	Address:	400 - 150 York Street
Phone:	923-6383	Phone:	364-7707

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:	MDMCR		
Zoning District:	CR L2 U350	Historical Status:	see Comments
Height Limit:	23.0	Site Plan Control:	239-86
Site Specific Provision:			

PROJECT INFORMATION

Site Area: 3855.3 m2 Frontage: 57.3 m Depth: irregular

Total:	30086.7 m2	Height: Storeys:	17 + 2 basements
Ground Floor:	1001.1 m2	Metres:	35.8
Residential:	17763.9 m2		
Non-Residential:	12322.9 m2		

	Indoor	Outdoor
Parking Spaces:	185	
Loading Docks:	2	

DWELLING UNITS

Tenure: Condominium

	Private
Bachelors:	34
1 Bedroom:	89
2 Bedroom:	26
Total	149

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	17763.9 m2	
Office:	9793.5 m2	
Retail:	2529.4 m2	
Services:		399.8 m2
Parking & Loading:		5241.2 m2

DENSITY

Residential Density:	4.6	Total Density:	7.8
Non-Residential Density:	3.2		

COMMENTS:

Request for Official Plan and Zoning By-law amendments to permit proposed development

5,11 St. Joseph Street and 9,15 St. Nicholas Street are listed

Status: Application received

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387229
Date of Application: September 2, 1987
Date of Revision:

Confirmed Municipal Address: 129 Queen Street East
Nearest Intersection: south side west of Jarvis Street

Project Description: To build a mixed use three-block building including residential, retail and office

Applicant:	Millenium Cons. Realty Ltd.	Agent:	Walker, Poole, Milligan
Address:	26 St. Joseph Street	Address:	301 - 2040 Yonge Street
Phone:	967-6470	Phone:	480-2040

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA		
Zoning District:	CR L2 U350	Historical Status:	no
Height Limit:	46.0	Site Plan Control:	239-86
Site Specific Provision:			

PROJECT INFORMATION

Site Area:	717.7 m2
Frontage:	11.1 m
Depth:	irregular

Height: Storeys: 6 + Mezzanine + basement

Total:	2981.0 m2
Ground Floor:	556.9 m2
Residential:	1222.7 m2
Non-Residential:	992.9 m2

	Indoor	Outdoor
Parking Spaces:	7	

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	3
Total:	3

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	459.3 m2	
Parking & Loading:		613.0 m2
Residential:	1222.7 m2	
Office:	533.6 m2	
Services:		152.4 m2

DENSITY

Residential Density:	1.70	Total Density:	3.08
Non-Residential Density:	1.38		

COMMENTS:

Status: Revised Development Review Application is under consideration

Data Valid: January 12/88 Planner: L. Alexander/ Phone: 392-7187
B. Krog Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 34042
Date of Application: March 29, 1984
Date of Revision:

Confirmed Municipal Address: 174-176 Queen Street West
Nearest Intersection: n/w corner of Queen W. and Simcoe streets

Project Description: 3 storey building to contain day nursery, retail & office use. Nursery facilities for the Canada Life project.

Applicant: Canada Life Assurance Co
Phone: 597-1456

Agent: McCarthy & McCarthy
Phone: 362-1812

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U200
Height Limit: 18.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 400.0 m2
Total Floor Area: 1100.0 m2

Height: Storeys: 3

Parking Spaces:	Indoor	Outdoor
		2 (off site)

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	265.0 m2	
Retail:	90.0 m2	
Day Care:	700.0 m2	

DENSITY

Non-Residential Density: 2.7

Total Density: 2.7

COMMENTS:

Status: Report adopted by LUC March 26, 1986. Development Review report approved by Council on April 7, 1986. Applicant is not proceeding at the present time.

Data Valid: December 31/87 Planner: P. Byrne Phone: 392-7339

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385110
Date of Application: July 29, 1985
Date of Revision:

Confirmed Municipal Address: 219 Queens Quay West
Nearest Intersection: south side west of York Street

Project
Description: Museum.

Applicant: Harbourfront Corp.
Bata Shoe Museum Foundation
Phone: 364-7127/446-2011

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Central Harbour
Zoning District: Harbourfront
Height Limit:
Site Specific Provision: 569-80 as amended

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2600.0 m2
Total Floor Area: 2200.0 m2

Height: Storeys: 1

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	100.0 m2	
Institution:	2100.0 m2	

DENSITY

Non-Residential Density: 0.9

Total Density: 0.9

COMMENTS:

Status: Applicant not proceeding.

Data Valid: December 31/87 Planner: S. Pringle Phone: 392-7187

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1980
Date of Application: January 29, 1987
Date of Revision: July 20, 1987

Confirmed Municipal Address: 25 Richmond Street East (includes 20, 26 Lombard Street)
Nearest Intersection: s/e corner of Richmond E and Victoria streets

Project Description: Mainly residential mixed-use project

Applicant: Citicom Inc.
Phone: 868-0773

Agent: Walker Poole Milligan
Phone: 480-2040

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: No

Historical Status: see Comments
Site Plan Control: Yes

PROJECT INFORMATION

Site Area: 3011.4 m2 Frontage: 56.4 m Depth: irregular

Total Floor Area: 29512.2 m2

Height: Storeys: 22
Metres: 67

Parking Spaces: Indoor 172 (9 off-site)

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	153
2 Bedroom:	102
Total:	255

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21394.0 m2	
Retail:	332.0 m2	
Parking:	3975.2 m2	2650.0 m2
Other (Club):	3821.0 m2	

DENSITY

Residential Density: 7.1
Non-Residential Density: 1.38

Total Density: 8.48
Heritage Exemption: .87

COMMENTS:

26 Lombard Street is designated

Designated building on site is to be retained while utilizing the heritage exemption.

Status: Final report approved by Council, November 30, 1987.
Draft by-laws pending Council approval subject to execution of heritage easement agreement.

Data Valid: December 31/87 Planner: B. Krog Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387107
Date of Application: May 1, 1987
Date of Revision:

Confirmed Municipal Address: 132, 142 St. Patrick Street
Nearest Intersection: west side south of Dundas Street West

Project Description: To convert and build a one-storey addition and to demolish light industrial building for office and parking lot uses

Applicant: Unicorp Canada Corp
Address: 64B Merton St.
Phone: 484-7764

Agent: Stephen H. Diamond
Address: 300 - 111 Richmond St. W.
Phone: 366-8000

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1486.4 m2 Frontage: 39.3 m Depth: 37.9 m

Total:	2955.4 m2	Height: Storeys:	4
Ground Floor:	717.0 m2	Metres:	13.6
Residential:	none		
Non-Residential:	2955.4 m2		

	Indoor	Outdoor
Parking Spaces:	15	
Loading Docks:		3

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	2955.4 m2	
Parking & Loading:	348.4 m2	

DENSITY

Non-Residential Density: 1.98 Total Density: 1.98

COMMENTS

Status: Under construction

Data Valid: December 31/87 Planner: S. Pringle Phone: 392-7187

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1932
Date of Application: June 12, 1986
Date of Revision: November 19, 1987

Confirmed Municipal Address: 1 St. Thomas St. & 76,78,80 Charles St. W.
Nearest Intersection: n/e corner of St. Thomas and Charles streets

Project Description: A new condominium building with retention of three designated buildings

Applicant: One St. Thomas Limited
Address: 9 Price Street
Phone: 968-1771

Agent: Goodman & Carr
Address: 200 King St. W.
Phone: 595-2300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Medium Density Residence Area
Zoning District: R.3 Z.3
Height Limit: 11.6
Site Specific Provision: LDMCR (Part II Plan and Site Specific)
Historical Status: see Comments
Site Plan Control: Yes

PROJECT INFORMATION

Site Area: 2024.5 m2
Frontage: 73.9 m
Depth: irregular

Total: 18627.8 m2
Group Floor: 1426.1 m2
Residential: 14617.4 m2
Non-Residential: none

Height: Storeys: 13 + 4 basements
Metres: 40.5

	Indoor
Parking Spaces:	75
Loading Docks:	1

DWELLING UNITS

Tenure: Condominium

2 Bedroom:	1
3+ Bedroom:	31
Total:	32

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	14617.4 m2	
Services:		201.0 m2
Parking & Loading:		3799.4 m2

DENSITY

Residential Density: 124 uph
Non-Residential Density: 0.28

COMMENTS:

76,78,80 Charles Street West are designated

Status: Final report referred back to Planning Advisory Committee

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: Application Number: 1344
Rezoning: x Date of Application: June 15, 1978
O.P.A.: Date of Revision: August 28, 1985

Confirmed Municipal Address: 16 St. Thomas Street
Nearest Intersection: n/w corner of St. Thomas and Sultan streets

Project Description: A 7500 sq.m. addition on top of the existing 81 room four storey hotel

Applicant: Windsor Arms Hotel Ltd. Agent: Gardiner, Roberts
Phone: 979-2341 Phone: 367-0620

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350 Historical Status: see Comments
Height Limit: 18.0 Site Plan Control: 239-86
Site Specific Provision: 215-86

PROJECT INFORMATION

Site Area: 1700.0 m2
Total Floor Area: 12200.0 m2

Height: Storeys: 20
Metres: 61.5

Parking Spaces: 35 off site

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	12200.0 m2	

DENSITY

Non-Residential Density: 7.3 Total Density: 7.3

COMMENTS:

16 St. Thomas Street is listed

Status: By-laws approved by OMB

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1990
Date of Application: March 16, 1987
Date of Revision: May 27, 1987

Confirmed Municipal Address: 540 Sherbourne Street
Nearest Intersection: west side south of Isabella Street

Project Description: Increase of dwelling units from 93 to 120, permit leasing of parking to non-tenants

Applicant: 360500 Ontario Limited
Address: 805 Lakeshore Blvd. E.
Phone: 466-2178

Agent: Goodman and Carr
Address: 2300 - 200 King St. W.
Phone: 595-2300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R.3 Z.4
Height Limit: 18
Site Specific Provision: No

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2898.4 m2 Frontage: 44.5 m Depth: irregular

Total:	12062.1 m2
Ground Floor:	436.7 m2
Residential:	12062.1 m2
Non-Residential:	none

Height: Storeys: 14 + 2 basements

	Indoor	Outdoor
Parking Spaces:	70	35

DWELLING UNITS

Tenure: Rental

	Private
Bachelors:	52
1 Bedroom:	67
2 Bedrooms:	1
Total:	120

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	9071.4 m2	
Services:		714.6 m2
Parking & Loading:	812.9 m2	2276.1 m2

DENSITY

Residential Density: 4.2 Total Density: 4.2

COMMENTS:

Status: Final report approved by Land Use Committee, November 18, 1987

Data Valid: December 31/87 Planner: R. Stanley Phone: 392-7355

APPLICATION

Development Review:	x	Application Number:	1971
Rezoning:	x	Date of Application:	January 14, 1987
O.P.A.:	x	Date of Revision:	August 24, 1987

Confirmed Municipal Address: 73 Simcoe Street
Nearest Intersection: east side north of King St. W.

Project Description: 25 storey residential building with some office and community service space.

Applicant:	Symphony Place Corp.	Agent:	D.R. Angleson; Cassels, Brock
Address:	242 Lesmill Road	Address:	2300 - 130 Adelaide St. W.
Phone:	449-3535	Phone:	869-5349

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:	Financial District		
Zoning District:	CR L8 U400	Historical Status:	Designated
Height Limit:	14.0 m	Site Plan Control:	239-86
Site Specific Provision:	417-81		

PROJECT INFORMATION

Site Area:	1280.2 m2
Frontage:	34.0 m
Depth:	35.1 m

Height: Storeys: 25 + PH + 4 basements
Metres: 74.6

Total:	20021.4 m2
Ground Floor:	736.0 m2
Residential:	13397.0 m2
Non-Residential:	1852.0 m2

	Indoor	Outdoor
Parking Spaces:	101	
Loading Docks:	1	

DWELLING UNITS

Tenure: Condominium

1 Bedroom:	40
2 Bedroom:	47
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13397.0 m2	
Parking & Loading:		4723.4 m2
Institutional:	1292.0 m2	
Office:	560.0 m2	
Utilities & Services:	49.0 m2	

DENSITY

Residential Density: 10.45 (680 uph)
Total Density: 11.95
Non-Residential Density: 1.5

COMMENTS:

Retention of historic St. Andrew's Church manse.

Status: Building Permit Application, September 15, 1987

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1698, 33059
Date of Application: July 13 & 14, 1983
Date of Revision:

Confirmed Municipal Address: 172, 180, 190 Simcoe Street
Nearest Intersection: n/w corner of Simcoe St. & Pullan Pl.

Project
Description: 17000 sq.m. addition to office building.

Applicant: Canada Life Assur. Co.
Phone: 597-1456

Agent: McCarthy & McCarthy
Phone: 362-1812

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.12
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision: 615-79, 827-85, 826-85

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12000.0 m2
Total Floor Area: 48100.0 m2

Height: Storeys: 10
Metres: 42

	Indoor	Outdoor
Parking Spaces:	255	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	36707.0 m2	
Parking & Loading:		11400.0 m2

DENSITY

Non-Residential Density: 4.0

Total Density: 4.0

COMMENTS:

Status: Final report approved by Council May 14, 1984

Data Valid: December 31/87 Planner: H. Bulat Phone: 392-7339

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1910a
Date of Application: February 11, 1986
Date of Revision: June 9, 1987

Confirmed Municipal Address: 248 Simcoe Street
Nearest Intersection: west side south of Dundas Street West

Project
Description: Two 14 storey residential towers

Applicant: M.H.K. Wong, Arch.
Address: 1702 - 1 Dundas Street West
Phone: 598-0182

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1361.0 m2 Frontage: 18.4 m Depth: 73.8 m

Total:	11373.0 m2
Ground Floor:	516.0 m2
Residential:	11373.0 m2
Non-Residential:	none

Height: Storeys: 13 + mezz. + basement
Metres: 36.5

	Indoor	Off Site
Parking Spaces:	38	17

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelors:	26
1 Bedroom:	31
2 Bedrooms:	40
3+ Bedrooms:	12
Total	109

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10017.0 m2	
Parking & Loading:		1356.0 m2

DENSITY

Residential Density: 8.4 Total Density: 8.4

COMMENTS:

Agreement proposed between owner of 248 Simcoe Street and 444 University Avenue and City under S. 36 of the Planning Act to convey this site to the City.

Status: Final report approved by Council, November 2, 1987.
Supplementary report approved by Council, November 30, 1987

Data Valid: December 31/87 Planner: H. Bulat Phone: 392-7339

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1866, 385120
Date of Application: July 30, 1985
Date of Revision: October 3, 1985

Confirmed Municipal Address: 25 & 45 The Esplanade
Nearest Intersection: s/s east of Yonge Street

Project Description: A nine-storey hotel and a 33 storey 571 unit condominium with two levels of commercial uses.

Applicant: Rampart Enterprises Ltd.
Phone: 486-5211

Agent: Blake, Cassels & Graydon
Phone: 367-0620

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 95.0, 36.5
Site Specific Provision: 515-76, 576-76, 677-76, 24-77, 391-78, 664-78 878-80, 61-81, 145-83, 285-83, 514-86

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 13900.0 m2
Total Floor Area: 92050.0 m2

Height: Storeys: 33 and 9
Metres: 97.0

Parking Spaces:	Indoor 401	Outdoor

DWELLING UNITS

Tenure: Condominium

Bachelors:	287
1 Bedroom:	225
2 Bedroom:	59
Total:	571

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	54700.0 m2	
Office:	3700.0 m2	
Retail:	2600.0 m2	
Parking & Loading:		15600.0 m2
Hotel:	14850.0 m2	
Ped. Walkway:	600.0 m2	

DENSITY

Total Density: Site Specific By-laws 145-83 & 514-86

COMMENTS:

Status: 25 The Esplanade is under construction
45 The Esplanade is complete

Data Valid: December 31/87 Planner: F. Fyles Phone: 392-7335

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1717
Date of Application: November 15, 1983
Date of Revision:

Confirmed Municipal Address: 75 The Esplanade
Nearest Intersection: s/w corner of The Esplanade and Church St

Project
Description: Commercial office building.

Applicant: Chen & Sons Ltd.
Phone: 865-0818

Agent: Sears & Russell
Phone: 926-8242

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 36.5
Site Specific Provision: 515-76, 576-76, 677-76, 391-78, 664-78 879-80, 61-81, 116-82, 145-83, 92-85

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2400.0 m2
Total Floor Area: 15500.0 m2

Height: Storeys: 8
Metres: 36.5

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	11000.0 m2	
Retail:	1400.0 m2	
Other:	3100.0 m2	

DENSITY

Non-Residential Density: 5.2

Total Density: 5.2

COMMENTS:

Status: By-law 92-85 passed by Council January 18, 1985

Data Valid: December 31/87 Planner: F. Fyles Phone: 392-7335

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386064
Date of Application: April 7, 1986
Date of Revision:

Confirmed Municipal Address: 154 University Avenue
Nearest Intersection: n/w corner of University Ave. & Pearl St.

Project
Description: Commercial office building

Applicant: Rostland Corporation
Phone: 862-7150

Agent: Zeidler Roberts Partners
Phone: 596-8300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 61.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 800.0 m2
Total Floor Area: 8200.0 m2

Height: Storeys: 11

	Indoor	Outdoor
Parking Spaces:	25	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5900.0 m2	
Retail:	100.0 m2	
Parking & Loading		800.0 m2
Other:	1400.0 m2	

DENSITY

Non-Residential Density: 7.4

Total Density: 7.4

COMMENTS:

Status: Under construction

Data Valid: December 31/87 Planner: S. Sane Phone: 392-7187

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387203
Date of Application: August 4, 1987
Date of Revision:

Confirmed Municipal Address: 393 and 401 University Avenue
Nearest Intersection: east side north of Armoury Street

Project
Description: Two-storey addition to existing seven-storey office building

Applicant:	Metro Gold Structures Ltd.	Agent:	Page & Steele Arch.
Address:	400 - 1155 Yonge Street	Address:	110 Eglinton Ave. E.
Phone:	962-9080	Phone:	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0
Site Specific Provision:	831-78
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	5895.0 m2
Frontage:	97.2 m
Depth:	irregular
Total:	86469.4 m2
Ground Floor:	4904.0 m2
Residential:	none
Non-Residential:	70511.8 m2

Height: Storeys: 7 and 23

	Indoor	Outdoor
Parking Spaces:	213	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	66262.8 m2	
Retail:	4249.0 m2	
Warehouse:		1513.0 m2
Services:	3468.9 m2	5363.9 m2
Parking & Loading:		9160.4 m2

DENSITY

Non-Residential Density: 12 Total Density: 12

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review: Application Number: 1910
Rezoning: x Date of Application: February 11, 1986
O.P.A.: Date of Revision: June 1, 1987

Confirmed Municipal Address: 434,444,454 University Ave.
Nearest Intersection: s/w corner of University Ave. & Dundas St.W.

Project Description: A 19 storey commercial building with two levels of underground parking

Applicant: M.M. K. Wong, Arch
Address: 1702 - 1 Dundas St. W.
Phone: 598-0182

Agent: Pepino, Aird, etc.
Address: 145 King St. W.
Phone: 364-1241

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2766.0 m2 Frontage: 71.3 m Depth: irregular

Total:	27660.0 m2
Ground Floor:	1520.0 m2
Residential:	none
Non-Residential:	27660.0 m2

Height: Storeys: 19 + 2 basements
Metres: 77.0

	Indoor	Outdoor
Parking Spaces:	120	
Loading Docks:	2	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	24527.0 m2	
Retail:	3133.0 m2	
Services:	4321.0 m2	
Parking & Loading:		4959.6 m2
Transportation:	44.0 m2	120.0 m2

DENSITY

Non-Residential Density: 10.0 Total Density: 10.0

COMMENTS:

Agreement proposed between owner of 248 Simcoe Street and 444 University Avenue and the City under S. 36 of the Planning Act to convey 248 Simcoe Street to the City.

Status: Final report approved by Council, November 2, 1987
Supplementary report approved by Council, November 30, 1987

Data Valid: December 31/87 Planner: H. Bulat Phone: 392-7339

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387202
Date of Application: August 4, 1987
Date of Revision: November 9, 1987

Confirmed Municipal Address: 525 University Avenue
Nearest Intersection: e/s at Edward Street

Project
Description: A 418 room 14 storey hotel building

Applicant:	Kilpatrick Stephens Arch.	Agent:	Farano, Green & Brans
Address:	2122 - 120 Adelaide St. W.	Address:	1202 - 2 St. Clair W.
Phone:	363-6427	Phone:	961-2344

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA		
Zoning District:	CR L4.5 U480	Historical Status:	no
Height Limit:	76.0	Site Plan Control:	239-86
Site Specific Provision:			

PROJECT INFORMATION

Site Area:	2254.8 m2	Height: Storeys:	14 + 3 basements
Frontage:	32.9 m	Metres:	53.0
Depth:	68.8 m		
Total:	23415.0 m2		
Ground Floor:	1324.0 m2	Parking Spaces:	Indoor 130 Outdoor
Residential:			
Non-Residential:	17790.0 m2		

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	17790.0 m2	
Parking & Loading:		5625.0 m2

DENSITY

Non-Residential Density: 7.9 Total Density: 7.9

COMMENTS:

Status: Approved by Council, January 11, 1988

Date: January 11/88 Planner: A. Appleby Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386207
Date of Application: November 3, 1986
Date of Revision:

Confirmed Municipal Address: 555 University Avenue
Nearest Intersection: s/e corner of University Ave. & Gerrard St.W.

Project
Description: An eight-storey hospital use addition to hospital.

Applicant: Hospital for Sick Children
Phone: 597-1500

Agent: Zeidler Roberts Arch.
Phone: 596-8300

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QR L5 U480
Height Limit: 76.0
Site Specific Provisions:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 27040.9 m2 Frontage: 123.4 m Depth: Irregular

Total Floor Area: 121238.0 m2 Height: Storeys: 14 + 5 basements

	Indoor	Outdoor
Parking Spaces:	963	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Parking & Loading:		43370 m2
Hospital:	77868 m2	

DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS:

Status: Under construction

Data Valid: December 31/87 Planner: A. Appleby Phone: 392-7187

APPLICATION

Development Review: Application Number: 1818 & 38021
Rezoning: x Date of Application: January 28, 1985
O.P.A.: x Date of Revision: February 12, 1985

Confirmed Municipal Address: 277 Victoria Street
Nearest Intersection: n/e corner of Victoria St. & Dundas St. E.

Project Description: A 3800 m2 office and athletic club addition on 4 floors to office building.

Applicant: Inaugural Investments Ltd. Agent: W. Vaughan (Solicitor)
Phone: 920-8880 Phone: 863-0711

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.155
Zoning District: CR L2 U350 Historical Status: No
Height Limit: 46.0 Site Plan Control: 239-86
Site Specific Provision: 595-85

PROJECT INFORMATION

Site Area: 1000.0 m2 Height: Storeys: 10
Total Floor Area: 10925.0 m2

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	8000.0 m2	
Retail:	500.0 m2	
Other:	700.0 m2	
Sports Club:	1625.0 m2	

DENSITY

Non-Residential Density: 10.9 Total Density: 10.9

COMMENTS:

Status: By-Law passed and Dev. Agree. approved by LUC June 19, 1985.
Committee of Adjustment decision, May 27, 1987

Data Valid: December 31/87 Planner: N. Massey Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1682
Date of Application: April 21, 1983
Date of Revision: August 24, 1984

Confirmed Municipal Address: 15 Wellesley Street East
Nearest Intersection: south side east of Yonge Street

Project Description: Two apartment buildings connected by a five-storey Toronto Parking Authority parking structure.

Applicant: Toronto Parking Authority
Phone:

Agent: Cityhome
Phone: 392-7374

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDRA, Sec. 11.163
Zoning District: R3 Z3
Height Limit: 30.5
Site Specific Provision: 462-85

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3940.0 m2
Total Floor Area: 26400.0 m2

Height: Storeys: 14 and 9

	Indoor	Outdoor
Parking Spaces:	414	

DWELLING UNITS

Tenure: Rental

	Assisted
Bachelor:	8
1 Bedroom:	40
2 Bedroom:	50
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Resential:	11600.0 m2	
Retail:	500.0 m2	
Parking & Loading:	14300.0 m2	

DENSITY

Residential Density: 2.95
Non-Residential Density: 3.7

Total Density: 6.65

COMMENTS:

Status: By-Laws approved by O.M.B. February 13, 1986

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7339

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385133
Date of Application: Sept. 4, 1985
Date of Revision:

Confirmed Municipal Address: 160 Wellesley Street East
Nearest Intersection: n/w corner of Wellesley E. & Sherbourne streets

Project
Description: A 10,500 square metres addition to hospital for hospital use

Applicant: The Wellesley Hospital
Phone: 966-6602

Agent: Orkin, Jaffary
Phone: 363-8836

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R4 Z5
Height Limit: 30.5
Site Specific Provision: 88-80 as amended

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 16400 m2
Total Floor Area: 47900 m2

Height: Storeys: 8

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hospital:	47900.0 m2	

DENSITY

Non-Residential Density: 2.9

Total Density: 2.9

COMMENTS:

Status: Under construction.

Data Valid: December 31/87 Planner: L. Alexander Phone: 392-7187

APPLICATION

Development Review: Application Number: 1912
Rezoning: x Date of Application: Jan. 29, 1986
O.P.A.: x Date of Revision: Apr. 22, 1986

Confirmed Municipal Address: 24 Wellesley St. W., incl. 22, 26 Wellesley St. W., and 3, 15, 19 Phipps St.
Nearest intersection: n/w corner of Wellesley W. and St. Nicholas streets

Project
Description: Residential condominium with 2 floors of commercial

Applicant: 624704 & 630135 Ont. Ltd. Agent: Diamond, Fairbairn
Phone: 977-6100 Phone: 977-6100

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.24
Zoning District: CR L2 U350 Historical Status: No
Height Limit: 18.0 Site Plan Control: 239-86
Site Specific Provision: 79-87, 80-87

PROJECT INFORMATION

Site Area: 3891.3 m2 Frontage: 63.5 m Depth: 61.4 m

Total Floor Area: 30352.14 m2 Height: Storeys: 27
Metres: 86.5

	Indoor	Outdoor
Parking Spaces:	277	

DWELLING UNITS

Tenure: Condominium

Bachelor:	127
1 Bedroom:	135
2 Bedroom:	90
Total:	352

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail & Office:	1600.0 m2	
Parking & Loading:		10300.0 m2
Residential:	28700.0 m2	
Recreation:	6440.0 m2	

DENSITY

Residential Density: 7.4 Total Density: 7.8
Non-Residential Density: 0.4

COMMENTS:

Status: By-Laws adopted by Council December 15, 1986

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387188
Date of Application: July 27, 1987
Date of Revision:

Confirmed Municipal Address: 22,24,26 Wellesley St. W. & 3,15,19 Phipps
Nearest Intersection: n/s east of St. Nicholas Street

Project
Description: To build a 29 storey mixed commercial & residential building

Applicant:	Century Plaza of Toronto	Agent:	Diamond, Fairbairn & Steinberg
Address:	1710 - 2 Bloor St. W.	Address:	300 - 111 Richmond St. W.
Phone:	923-4221	Phone:	366-8000

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation:
Zoning District: CR L2 U150; CR L2 U350
Height Limit: 18.0; 23.0
Site Specific Provision: 79-87, 80-87

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	3891.1 m2	Height: Storeys:	29
Frontage:	63.5 m	Metres:	85.8
Depth:	61.2 m		

			Indoor	Outdoor
Total:	42418.6 m2			
Ground Floor:	1958.0 m2	Parking Spaces:	247	
Residential:	28731.0 m2	Loading Docks:	3	
Non-Residential:	1622.0 m2			

DWELLING UNITS

Tenure: Condominium

	Private
Bachelors:	6
1 Bedroom:	263
2 Bedroom:	83
Total:	352

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	28731.0 m2	
Retail:	774.6 m2	
Warehouse:		714.0 m2
Office:	847.4 m2	
Services:	407.3 m2	61.6 m2
Parking & Loading:		10882.7 m2

DENSITY

Residential Density: 7.4
Non-Residential Density: 0.4
Total Density: 7.8

COMMENTS:

Status: Development Review report approved by LUC, October 7, 1987

Date: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2008
Date of Application: June 15, 1987
Date of Revision: November 5, 1987

Confirmed Municipal Address: 120 Wellington St. W., 74,76 York St. and Orillia St. closed
Nearest Intersection: n/e corner of Wellington & York streets

Project Description: Office building containing retail uses at grade

Applicant: Royal Trust Co. Limited
Address: 2716 - T-D Centre
Phone: 361-1553

Agent: Berridge & Lewinberg
Address: 800 - 133 Richmond St. W.
Phone: 363-9004

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 76.2
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1962.9 m2 Frontage: 50.3 m Depth: irregular

Total:	19280.5 m2
Ground Floor:	883.3 m2
Residential:	none
Non-Residential:	19280.5 m2

Height: Storeys: 16 + mech. + basements

	Indoor	Outdoor
Parking Spaces:	150	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	18673.5 m2	
Retail:	433.9 m2	172.5 m2
Warehouse:		865.8 m2
Services:	449.5 m2	
Parking & Loading:		5282.3 m2

DENSITY

Non-Residential Density: 9.8 Total Density: 9.8

COMMENTS:

Zoning By-law and Official Plan amendments to permit the development and density transfer

74, 76 York Street are listed

Status: Final report, October 21, 1987

Data Valid: December 31/87 Planner: P. Dill Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387136
Date of Application: June 2, 1987
Date of Revision:

Confirmed Municipal Address: 123,125 Wellington St. W.
Nearest Intersection: s/e corner of Wellington St. W. & University Ave.

Project Description: A 28 storey condominium tower with recreational and commercial components

Applicant: Creson Investments Limited
Address: 415 - 4211 Yonge Street
Phone: 229-6422

Agent: McMillan Binch
Address: Box 38, Royal Bank Plaza
Phone: 865-7256

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 76.2
Site Specific Provision: 606-82

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1915.0 m2 Frontage: 63.9 m Depth: irregular

Total:	39265.1 m2
Ground Floor:	1066.0 m2
Residential:	34022.0 m2
Non-Residential:	5243.1 m2

Height: Storeys: 28 + 6 basements

	Indoor	Outdoor
Parking Spaces:	137	

DWELLING UNITS

Tenure: Condominium

	Private
1 Bedroom:	109
2 Bedrooms:	104
3+ Bedrooms:	12
Total:	225

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	31310.0 m2	
Res. Rec.:	2712.0 m2	
Retail:	460.0 m2	
Warehouse:		328.4 m2
Parking & Loading:		4454.7 m2

DENSITY

Total Density: Site Plan By-law 606-82

COMMENT

Status: Building permit application, August 28, 1987

Data Valid: June 30, 1987 Planner: P. Dill Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2027
Date of Application: August 31, 1987
Date of Revision: December 23, 1987

Confirmed Municipal Address: 85,87,89,91,95,97,99,103,107 Yonge Street
20 Victoria St. & 11,15,17 Adelaide St. E.
Nearest Intersection: s/e corner of Yonge St. & Adelaide St. E.

Project Description: To build a commercial complex incorporating some historical buildings into the project

Applicant: Osler, Hoskin & Harcourt
Address: P.O. Box 50, First Cdn. Pl.
Phone: 362-2111

Agent: same
Address:
Phone:

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5725.8 m2 Frontage: 63.0 m Depth: irregular

Total:	75871.9 m2
Ground Floor:	2483.2 m2
Residential:	none
Non-Residential:	61603.8 m2

Height: Storeys: 30 + 3 basements
Metres: 121.6

	Indoor	Outdoor
Parking Spaces:	282	
Loading Docks:	yes	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	54469.8 m2	
Retail:	2465.3 m2	
Warehouse:		132.5 m2
Ped. Walk-way:	333.1 m2	
Services:	4668.7 m2	4462.8 m2
Parking & Loading:		9339.7 m2

DENSITY

Non-Residential Density: 11.03 Total Density: 11.03

COMMENTS:

- 85 Yonge Street is designated.
- This application seeks closing of public lane. Also, Committee of Adjustment application and OPA application No. 2025 to severe 44 Victoria Street from this site.

Status: Application Received

Date: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1881
Date of Application: Oct. 4, 1985
Date of Revision: April 23, 1987

Confirmed Municipal Address: 90,92,92R,94 Yonge Street (100 Yonge Street)
Nearest Intersection: west side north of King St. W.

Project
Description: A 12-storey office building with retail

Applicant: Gistex Inc. & Wildberry Inv.
Address: 905 - 94 Cumberland St.
Phone: 968-6155

Agent: Quadrangle Arch. Ltd.
Address: 380 Wellington St. W.
Phone: 598-1240

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: none
Site Specific Provision: OPA 390, 436-87

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1720.0 m2 Frontage: 37.6 m Depth: 45.5 m

Total:	23454.2 m2	Height: Storeys:	12 + 4 basements
Ground Floor:	1621.1 m2	Metres:	53.5
Residential:	none		
Non-Residential:	16595.4 m2		

	Indoor	Outdoor
Parking Spaces:	90	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	14331.6 m2	130.0 m2
Retail:	1151.9 m2	982.4 m2
Parking & L:		4675.9 m2
Ped. Walkway:	339.7 m2	559.4 m2
Services:	283.8 m2	

DENSITY

Non-Residential Density: 9.65 Total Density: 9.65

COMMENTS:

90 Yonge Street is designated

Status: Under construction

Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2011
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 90,92,92R,94 Yonge Street (100 Yonge Street)
Nearest Intersection: west side north of King Street West

Project
Description: A 17-storey office building with retail

Applicant: Gistex Inc. & Wildberry Inv.
Address: 905 - 94 Cumberland St.
Phone: 968-6155

Agent: Osler,Hoskin & Harcourt
Address: Box 50, 1 First Cdn. Place
Phone: 362-2111

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: none
Site Specific Provision: 436-87, OPA 390

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1720.0 m2 Frontage: 37.6 m Depth: 45.5 m

Total: 30659.5 m2
Ground Floor: 1621.1 m2
Residential: none
Non-Residential: 23252.8 m2

Height: Storeys: 17 + 4 basements

	Indoor	Outdoor
Parking Spaces:	90	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	21276.0 m2	130.0 m2
Retail:	1151.4 m2	963.2 m2
Ped. Walkway:	339.7 m2	578.6 m2
Services:	1544.7 m2	267.8 m2
Parking & Loading:		4675.9 m2

DENSITY

Non-Residential Density: 13.7 Total Density: 13.7

COMMENTS:

Requests for Zoning By-law and Official Plan amendments and the transfer of density between two sites

90 Yonge Street is designated

Status: Application received. This application is subsequent to Application No. 1881 approved by Council

Data Valid: December 31/87 Planner: M. Williams Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387272
Date of Application: November 24, 1987
Date of Revision:

Confirmed Municipal Address: 141,145,149 Yonge St. & 7,23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge and Richmond streets

Project Description: An office building with street-related retail and below-grade parking facilities (Phase I)

Applicant:	662442 Ontario Limited	Agent:	Fogler, Rubinoff
Address:	302 - 425 University Ave.	Address:	1400 - 150 York Street
Phone:	593-8660	Phone:	864-9700

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	3727.0 m2	Height:	Storeys:	19 + 4 basements
Frontage:	50.8 m		Metres:	87.0
Depth:	irregular			
Total:	32807.4 m2			
Ground Floor:	1412.0 m2		Indoor	Outdoor
Residential:	none	Parking Spaces:	90 (min.)	
Non-Residential:	29816.0 m2	Loading Docks:	2	2

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28701.0 m2	
Retail:	1115.0 m2	
Parking & Loading:		2991.4 m2

DENSITY

Non-Residential Density: 8.0 Total Density: 8.0

COMMENTS

Status: Application Received

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387174
Date of Application: July 8, 1987
Date of Revision:

Confirmed Municipal Address: 163,163A,165,165A,169,171 Yonge Street & 15,17 Queen Street East
Nearest Intersection: s/e corner of Yonge St. & Queen St. E.

Project Description: Phase 2 of mixed use development under Site Specific By-law No. 670-85 (26 storey office tower retail/residential

Applicant: Bramalea Limited
Address: 1867 Yonge Street
Phone: 487-3861

Agent: same
Address:
Phone:

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 670-85, 749-85

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5119.9 m2
Frontage: 82.6 m
Depth: 63.2 m

Height: Storeys: 26 + 4 basements

Total: 71180.2 m2
Ground Floor: 4421.2 m2
Residential: 78.9 m2
Non-Residential: 51801.4 m2

	Indoor	Outdoor
Parking Spaces:	286	

DWELLING UNITS

Tenure: Unspecified

	Private
1 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	78.9 m2	
Parking & Loading:	4721.9 m2	
Office:	37939.6 m2	475.6 m2
Retail:	1880.3 m2	785.0 m2
Ped. Walkway:	1000.5 m2	1547.8 m2
Services:		10209.7 m2

DENSITY

Total Density: Site Plan By-laws 670-85 and 749-85

COMMENTS:

20 Richmond Street East (Phase I) is designated

Status: Final report deferred by Council, December 14, 1987.
Building Permit Application, December 14, 1987

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2046
Date of Application: December 23, 1987
Date of Revision:

Confirmed Municipal Address: 173,177,181,185 Yonge Street and 8, 10, 12 Queen Street East
Nearest Intersection: n/e corner of Yonge St. & Queen St. E.

Project Description: Office building with retail at grade that integrates the historic Bank of Montreal building into the new building

Applicant:	Campeau Corporation	Agent:	Beinhaker Irwin Assoc.
Address:	320 Bay Street	Address:	240 Richmond St. W.
Phone:	868-6460	Phone:	596-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District,Sec.11-38,OPA 39,43,46,51,65
Zoning District: CR L8 U400
Height Limit: 6.2 m
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:	2734.7 m2	Height: Storeys:	20 + 2 basements
Frontage:	48.1 m	Metres:	80.0
Depth:	irregular		

			Indoor	Outdoor
Total:	35551.4 m2			
Ground Floor:	1720.0 m2	Parking Spaces:	130	
Residential:	none	Loading Docks:	5	
Non-Residential:	32817.4 m2			

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31097.4 m2	
Retail:	1720.0 m2	
Parking & Loading:		2734.0 m2

DENSITY

Non-Residential Density: 12 Total Density: 12

COMMENTS

173 Yonge Street is listed

Status: Preliminary Report, December 4, 1987

Data Valid: December 31/87 Planner: P. Dill Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1856
Date of Application: July 11, 1985
Date of Revision:

Confirmed Municipal Address: 189 Yonge Street (includes part of 201 Yonge St. & 160 Victoria St)
Nearest Intersection: east side north of Queen St. E.

Project Description: A 5200 square metre addition to theatre building. Elgin-Wintergarden Theatre, a designated building.

Applicant: Ont. Heritage Foundation
Phone: 965-5727

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.123
Zoning District: CR L4.5 U480
Historical Status: see Comments
Height Limit: 30.5, 46.0
Site Plan Control: 239-86
Site Specific Provision: 644-87, 643-87, 592-84, 30-83

PROJECT INFORMATION

Site Area: 2300.0 m2
Total Floor Area: 10700.0 m2
Height: Storeys: 7

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	300.0 m2	
Ped. Walk:	1300.0 m2	
Storage:	500.0 m2	
Other:	1900.0 m2	

DENSITY

Non-Residential Density: 3.3
Total Density: 3.3

COMMENTS:

189 Yonge Street is designated

Status: Application amended and approved, October 22, 1985

Data Valid: December 31/87 Planner: P. Dill Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 33091
Date of Application: October 19, 1983
Date of Revision:

Confirmed Municipal Address: 437 & 441 Yonge Street
Nearest Intersection: s/e corner of Yonge and Carlton streets

Project
Description: Office with street related retail.

Applicant: WST Investments Inc.
Phone: 443-9950

Agent: Sigma Corp. Properties
Phone: 443-9950

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 46.0
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2500.0 m2
Total Floor Area: 16700.0 m2

Height: Storeys: 10

	Indoor	Outdoor
Parking Spaces:	94	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	10800.0 m2	
Retail:	900.0 m2	
Parking & Loading:		3400.0 m2
Other:	1600.0 m2	

DENSITY

Non-Residential Density: 4.9

Total Density: 4.9

COMMENTS:

Mutual drive to ramp with 21 Carlton Street development site.

Area of Special Identity

Status: Dev. Agreement approved by Council March 7, 1984. Applicant not proceeding.

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: Application Number: 1898
Rezoning: x Date of Application: January 3, 1986
O.P.A.: x Date of Revision:

Confirmed Municipal Address: 729 Yonge Street (includes 727,731 Yonge St)
Nearest Intersection: s/e corner of Yonge St. & Bloor St. E.

Project
Description: Office building with retail

Applicant: Schooner Corp. Ltd. Agent: Thomson, Rogers
Phone: 860-0006 Phone: 868-3203

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.94
Zoning District: CR L4.5 U350, CR L2 U150
Height Limit: 61.0, 18.0 Historical Status: No
Site Specific Provision: 521-80 Site Plan Control: 239-86

PROJECT INFORMATION

Site Area:. 1000.0 m2 Height: Storeys: 10
Total Floor Area: 9500.0 m2

	Indoor	Outdoor
Parking Spaces:		

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	7600.0 m2	
Retail:	900.0 m2	
Other:	1000.0 m2	

DENSITY

Non-Residential Density: 8.8 Total Density: 8.8

COMMENTS:

Proposal includes density transfer.

Status: Under consideration by Planning and Development Department

Data Valid: December 31/87 Planner: M. Ufford Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385075
Date of Application: May 22, 1985
Date of Revision: April 17, 1986

Confirmed Municipal Address: 837 Yonge Street (includes 837R Yonge St)
Nearest Intersection: east side north of Church St.

Project
Description: New retail store and office use. Historic facade retained

Applicant: Canadian Tire Corp. Ltd.
Phone: 480-3200

Agent: Inducon Consultants of Canada Ltd.
Phone: 494-2800

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U300
Height Limit: 46.0
Site Specific Provision:

Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 11100.0 m2
Total Floor Area: 17200.0 m2

Height: Storeys: 2

	Indoor	Outdoor
Parking Spaces:	170	

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	700.0 m2	
Retail:	6000.0 m2	
Parking & Loading:		8000.0 m2
Warehouse:	2400.0 m2	

DENSITY

Non-Residential Density: 1.5

Total Density: 1.5

COMMENTS:

837 Yonge Street is listed, part of existing building to be parking garage

Status: Under construction

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 33069
Date of Application: August 8, 1983
Date of Revision:

Confirmed Municipal Address: 60 York Street
Nearest Intersection: west side south of Wellington St. W.

Project Description: Approx. 2600 m2 addition to existing Strathcona Hotel including 1 residential unit.

Applicant: J. Inazurenko
Phone: 363-3321

Agent: R.W. Pysklywec
Phone: 483-0824

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision:

Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 700.0 m2
Total Floor Area: 7200.0 m2

Height: Storeys: 12

DWELLING UNITS

Tenure: Unspecified

3 Bedroom: 1
Total: 1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	500.0 m2	
Retail:	300.0 m2	
Hotel:	5300.0 m2	

DENSITY

Non-Residential Density: 9.5

Total Density: 9.5

COMMENTS:

Status: Under construction.

Data Valid: December 31/87 Planner: W. Johncox Phone: 392-7187

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2022
Date of Application: August 21, 1987
Date of Revision: January 7, 1988

Confirmed Municipal Address: 11 Yorkville Avenue
Nearest Intersection: s/s west of Yonge Street

Project Description: Requests site specific amendments to the Zoning By-law and Official Plan to permit project to proceed

Applicant: Eleven Yorkville Limited
Address: 11 Yorkville Avenue
Phone: 962-6998

Agent: Diamond, Fairbank & Steinberg
Address: 300 - 111 Richmond West
Phone: 366-8000

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1.5 U250
Height Limit: 30.5
Site Specific Provision:

Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1243.2 m2
Frontage: 25.7 m
Depth: 50.7 m

Height: Storeys: 9 + mezzanine + basement
Metres: 27.2

Total:	8226.1 m2
Ground Floor:	1159.6 m2
Residential:	3355.0 m2
Non-Residential:	3356.5 m2

Parking Spaces:	Indoor	Outdoor
	51	

DWELLING UNITS

Tenure: Rental

	Private
1 Bedroom:	42
Total:	42

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	1079.5 m2	
Parking & Loading:	568.8 m2	945.8 m2
Residential:	3355.0 m2	
Office:	2277.0 m2	

DENSITY

Residential Density: 2.7
Non-Residential Density: 2.7

Total Density: 5.4

COMMENTS:

Status: Application Received

Date: December 31/88 Planner: Midtown Phone: 392-7355

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1996
Date of Application: April 13, 1987
Date of Revision:

Confirmed Municipal Address: 92,100 Yorkville, 115,117,119 Scollard
Nearest Intersection: north side Yorkville Ave. east of Hazelton Ave.

Project
Description: Commercial building

Applicant:	James Reimer Int. Inc.	Agent:	Morris, Rose, Ledgett
Address:	27 Belmont St.	Address:	2600-145 King St. W.
Phone:	928-6877	Phone:	863-1600

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CRL2.5U100;CRL2U150
Height Limit: 11.6
Historical Status: see Comments
Site Specific Provision:
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2842.0 m2 Frontage: 46.9 m Depth: irregular

Ground Floor:	2100.0 m2	Height: Storeys:	5 + 2 basements
Total:	13955.2 m2	Metres:	17.7 m
Residential:	none		
Non-Residential:	13955.2 m2		

	Indoor	Outdoor
Parking Spaces:	91	
Loading Docks:		

DWELLING UNITS

None

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5110.0 m2	
Retail:	3610.0 m2	
Services:	1230.0 m2	486.1 m2
Parking & Loading:		3519.1 m2

DENSITY

Non-Residential Density: 3.5 Total Density: 3.5

COMMENTS:

100 Yorkville is designated

Status: Application received; applicant is not proceeding

Data Valid: December 31/87 Planner: Midtown Phone: 392-7355